



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Agenda

New Castle Town Council Regular Meeting

Tuesday, February 04, 2025, 7:00 PM

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

<https://us02web.zoom.us/j/7096588400>

If you prefer to telephone in:

Please call: 1-346-248-7799

Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your phone to mute until called on

Call to Order

Pledge of Allegiance

Roll Call

Meeting Notice

Conflicts of Interest

Agenda Changes

Citizen Comments on Items not on the Agenda

-Comments are limited to three minutes-

Consultant Reports

Consultant Attorney

Consultant Engineer

Items for Consideration

A. Consider Resolution TC 2025-04 - a Resolution of the New Castle Town Council Approving A Conditional Use Permit for Outdoor Vehicle Storage on Property Located in the Industrial Zone District.

B. Introduction to new Castle Valley Ranch Property Owner

C. Councilor Appointment for Planning & Zoning

D. Approval of Bag Fee Budget

E. Executive Session for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of real, personal or other property interest pursuant to C.R.S. 24-6-402(4)(e) and determining positions relative to matters that may be

subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding the same pursuant to C.R.S. 24-6-402(4)(e)

Consent Agenda

Items on the consent agenda are routine and non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed from the consent agenda.

[January](#) 21, 2025 minutes

January Bills \$1,021,236.34

Liquor License Renewal Lazy Bear Restaurant

Staff Reports

Town Administrator

Town Clerk

Town Treasurer

Town Planner

Public Works Director

Commission Reports

Planning & Zoning Commission

Historic Preservation Commission

Climate and Environment Commission

Senior Program

RFTA

AGNC

GCE

EAB

Detox

Council Comments

Items for Future Council Agenda

Adjourn



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

**Building & Planning
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

**Town Council – Public Meeting
Tuesday, February 4, 2025
Resolution TC 2025-04
Staff Report**

Name of Applicant	Grady & Suzanne Hazelton a.k.a Western Slope Investments
Mailing Address	PO Box 586, New Castle, CO 81647
Property Address	6255 CR 335, New Castle, CO 81647
Name of Property Owner	M&C Fattor, LLC
Existing Zoning	Industrial (part of Riverside Industrial Park)
Surrounding Zoning	Industrial, Open Space
Surrounding Land Uses	Open Space (Breslin Park), Propane Storage, Construction Storage, Warehouse
Recent Uses of Property	Truck Storage, Currently Vacant
Proposed Use of Property	Outdoor RV, watercraft, trailer, and other motor vehicle storage
Property Size	1.0 acre

I. Background:

The Applicant proposes the use of outdoor RV, watercraft, trailer, and other operable vehicle storage (hereafter “vehicle storage”) for the property located at 6255 CR335 in the Riverside Industrial Park. The Applicant maintains that additional vehicle storage is a much needed resource for the community (**Exhibit A, pg. 3**) and that an established facility will help balance out the townwide parking prohibition for RVs, trailers, and trucks in the public ROW (see Chapter 12.12). The proposal contemplates up to 70 spaces in a gated fence enclosure. Covenants will exclude inoperable vehicles and vehicle repairs. Furthermore, the Town’s performance standards will help control for nuisance concerns.

Prior to submittal, the Applicant and Staff discussed the proposal’s zoning status in terms of permitted (“self-storage facility”) or nonpermitted (“auto storage yard”) uses as listed in Sections

17.52.010-030 (**Exhibit A, pages 28-31**).

Presumably, a self-storage facility could imply outdoor vehicle storage and therefore be permitted (See section 17.52.030). Conversely, the storage of autos in an outdoor yard (“auto storage yard”) is allegedly prohibited (See section 17.52.040). On October 15th, 2024, Staff presented the matter to the Board of Adjustments (“BofA”) pursuant to section 17.12.020 (C). This section authorizes the BofA to “decide the proper application of unlisted uses to a use group” within a



certain number of zone districts. So, if the BofA finds that a proposed use is similar enough in function and impact to a listed use (permitted or otherwise), then the status (i.e. permitted/unpermitted) of the listed use may be imputed to the proposed use. In the end, the BofA recommended that the question of outdoor storage of boats, campers, RVs, trailers, etc. be considered by the Planning and Zoning Commission (“P&Z”) since eligibility for CUP review is one of the criteria for CUP approval. Members of the BofA did note that oversight of this type of business would be important.

The Applicant introduced the proposal as a conditional use application to the Planning Commission on January 22nd, 2025. P&Z held an officially noticed public hearing in accordance with the procedures set forth in Municipal Code Chapter 16.08, **Exhibit A, pg. 35**. The Commissioners unanimously recommended conditional approval of the application to Council with resolution PZ 2025-1. Within sixty (60) days from the date of the P&Z’s written decision on an application, or within such time as is mutually agreed by the Council and the Applicant, Council shall approve the application, with or without *conditions*, or deny the application.

CUP Approval Criteria: An approved application shall:

- 1.) be eligible for conditional review under § 17.84.040;
- 2.) be generally compatible with adjacent land uses;
- 3.) meet all requirements of § 17.84.020 of the Code, be in compliance with Title 17 of the Code, and minimize potential adverse impact of the conditional use on adjacent properties and traffic flow;
- 4.) be consistent with the comprehensive plan; and
- 5.) show that the Town has the capacity to serve the proposed use with fire and police protection and is not required to provide water or sewer service.

II. Staff Review and Comment:

1.) *Is the application eligible for conditional review under 17.84.040?*

The foremost question from October 15th, 2024 was whether the outdoor storage of boats, campers, RVs, trailers, etc. qualified as a permitted or a nonpermitted use. The code defines neither a “self-storage facility” nor an “auto storage yard” in its list of definitions. Sometimes analyzing the meaning of a term across the field of uses within the code itself can be fruitful. However, a comparative analysis of similar uses in other zones only yielded further ambiguity, especially when accounting for other uses such as “outdoor storage”. For instance:

- C-1 (i.e. the downtown zone) prohibits both self-storage and auto storage yards, but allows outdoor storage in the rear of lots.
- C/G (i.e. Pepsi building) allows self-storage, prohibits auto storage yards. Does not comment on outdoor storage.
- C/T (west end of downtown) allows outdoor storage with a CUP only. Does not comment on self-storage or auto storage yards.
- P (west end of town) allows outdoor storage with a CUP only. Does not comment on self-storage or auto storage yards. Columbine Storage was granted a CUP for self-storage.
- H/B (Coal Seam Hotel proposal) allows for outdoor storage and parking lots by means of CUP. Does not comment on self-storage or auto storage yards.

Among these uses there may be some relevance in how things are stored (i.e. inside/outside) or what is being stored (i.e. operable vehicles, construction materials). This prompted the question of whether use labels of the past were applied uniformly between zones. Staff was ultimately unconvinced that zone district regulations, definitions, or concepts elsewhere in the Code could fully elucidate the meaning of the use in question.

Staff, then, concentrated their efforts on common usage and meaning of these concepts in the world beyond the Town code. For **self-storage**, the Wikipedia definition seemed as good a start as any:

Self-Storage is an industry that rents storage space (such as rooms, lockers, containers, and/or outdoor space), also known as "storage units," to tenants, usually on a short-term basis (often month-to-month). *Self-storage tenants include businesses and individuals.” (1/10/25)*

At face value, this definition endorses the proposed use as a use by right. The images below

demonstrate two local self-storage facilities, each with indoor/outdoor or mini-storage and vehicle storage. It is reasonable that both are deemed self-storage.



Canyon Creek Self Storage



Silt Self Storage

Interpreting “self-storage facility” as simply indoor and outdoor storage is also supported to some extent by Section 17.52.060(A), which states that “storage of materials shall be enclosed by a fence at least six feet in height.” This provision suggests outdoor storage may be contemplated as part of “self-storage” because, if storage could only occur in a building, there would be no need for a 6-foot fence. However, “Outdoor storage” is a separate and distinct use in other zone districts, which would suggest outdoor storage is its own type of use that is not subsumed under the general “self-storage facility” use.

Regarding an **auto storage yard**, the Code similarly provides limited guidance. One element that may distinguish “self-storage facility” (including vehicle storage) from an “auto storage yard” is that, generally speaking, self-storage facilities are used by their patrons for **private, non-commercial use**. This is consistent with the U-Haul company’s explanation and nuance regarding vehicle storage:

“U-Haul has the extra space you need. Vehicle storage solves issues with neighborhood parking ordinance and parking space limitations with the added security benefit of keeping your vehicle at a secure self-storage facility.

U-Haul locations have vehicle storage spaces that are up to 45 feet in length to accommodate any sized RV, boat or car. These spaces include enclosed, covered and uncovered storage spaces. U-Haul has the right vehicle storage for you, whether you have an RV, boat, car, pickup truck, ATV, project car, motorcycle or other vehicle.”
(<https://www.uhaul.com/Storage/Vehicle-Storage/>).

In other words, “vehicle storage” in a self-storage facility is merely a location to store automobiles or vehicles while their private owners are not using them. A distinction can also be made between auto vs. vehicle storage. Automobiles are self-propelled and include cars, trucks, RVs, UTVs etc. Vehicles would include these and trailers. The Applicant’s use aligns best with vehicle storage.

In contrast, an “auto storage yard” may be understood as limited to a single business or **commercial enterprise** by the storage yard owner. This is consistent with the nature of other prohibited uses in the Industrial zone such as an auto wrecking and salvage yard and truck repair and storage yard. Rendered in this way it’s conceivable that “auto storage yard” intends storage of inoperable automobiles, storage following repair, or perhaps a rental car lot. The Applicant’s proposal would only allow storage of operable vehicles by numerous, private “tenants,” which is more like self-storage and less like an auto storage yard.

Taking all these things into consideration, Staff sees three options:

1. A self-storage facility could be rendered a general category of use allowing for indoor and outdoor storage of various items, including storage of private, operable vehicles. If Town Council were inclined to understand the situation in this manner the Applicant’s use would be a permitted use and not require a conditional use permit.
2. If Town Council feels that the proposed use is coextensive with an auto storage yard, the Applicant’s proposed use is prohibited and ineligible for a CUP.

3. If, Town Council determines that the proposed storage, is its own unique use that does not fall within the “self-storage facility” or “auto storage yard” uses, it is deemed a conditional use and therefore eligible for conditional review under 17.84.040.

2.) Is the proposal generally compatible with adjacent land uses?

Adjacent land uses include:

- Natural gas storage and distribution (National Propane);
- Stoneyard (CK Stone);
- Truss manufacturing (Trussfab);
- Warehouse and freight company (NAP);
- Distribution Warehouse (Intermountain);
- Self-storage;
- Cabinet Manufacturing (V&R);
- Public Open Space (Breslin Park);

The Industrial District allows for a diverse mix of industrial/commercial uses (**Exhibit A, pg. 29**). With compliance to the performance standards, a vehicle storage facility seems consistent with the aforementioned uses. Though the Industrial district currently lacks a vehicle storage yard, numerous vehicles of various sizes and types are parked – often semi-permanently – throughout the district. Hence, once established, it would likely be a challenge to differentiate a vehicle storage yard from, say, a freight warehouse or V&R Cabinetry’s parking lot merely by appearances. However, it bares remembering that the consistency of vehicle storage with adjacent uses does not nullify eligibility requirements discussed in section one.

The Applicant is also subject to screening requirements per section 17.52.060(D). Screening improves curb appeal and security. The code requires vegetative screening (i.e. trees and shrubs). The Applicant prefers to screen with fabric fence screening (**Exhibit A, pg. 3 & pg. 29**), since potable water is unavailable.

3.) Does the proposal meet all requirements of § 17.84.020 of the Code, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow?

The requirements of section 17.84.020 are addressed in the table below:

a. Adjacent land uses;	• Discussed in section 2.
b. Boundary and size of lot;	• 43,560sf; 20,000sf minimum per zoning
c. Building location height and setbacks	• N/A; No building contemplated
d. Off-street parking and loading areas	• N/A; All loading of vehicles will occur onsite
e. Points of ingress & egress	• Same entry and exit at SE corner of lot and CR335

f. Service and refuse areas	• Service and refuse will be offsite per covenants
g. Signs and lighting	• All signage to be permitted. Lights to be dark-sky.
h. Fencing, landscaping, and screening	• Fabric fence screening N & S property lines. Vegetation required.
i. Compliance with performance standards	• Applicant agrees to enforce performance standards.
j. Anticipated utility requirements	• No utilities required.

Other than the required screening, Staff does not have further concerns with compliance to section 17.84.020 or Title 17.

4) Is the proposal consistent with the comprehensive plan?

With close proximity to the Colorado River (~170ft) and a Town pedestrian trail (30-40ft), preservation of the natural environment is a priority (**Goals EN-2, EN-6**). The Applicant's lease commits them to hazardous free operations. The Applicant allows only operable vehicles, the assumption being that leaks or spills from operable vehicles would be minimal. Staff recommends that the Applicant demonstrate enforcement policies in a draft lease so that Council can be confident management is sufficient.

The north end of the property (along the Colorado River) does appear to have ample native vegetation to screen operations from public view. Council will need to assess whether fabric fence screening is an adequate substitute to vegetative screening along the property line. Screening requirements are described below (section 17.52.060D):

All property lines adjacent to the New Castle public parks are to be screened with trees and shrubs approved by the New Castle parks and recreation committee, and shall be in compliance with the tree city requirements as specified in Chapter 12.20. All property which is not adjacent to the New Castle public parks shall be screened with trees and shrubs on at least twenty-five (25) percent of their private property lines in compliance with Chapter 12.20, and with the approval of the New Castle parks and recreation committee. Review of screening by the parks and recreation committee shall be completed prior to the issuance of a building permit.

Lastly, Staff considered the anticipated vehicle density (up to 70 vehicles). With the protection of viewsheds in mind, it is vital that each lot be maintained without significant clutter or congestion. 6255 CR 335 is a one acre lot without structures. By comparison, Canyon Creek Storage (pictured above) is 3.43 acres. The picture shows 72 vehicles plus drive lanes and open space. Though not all 3.42 acres are usable, Staff had a concern whether the one acre proposal here would accommodate a comparable number of vehicles.

5) Does the proposal show that the Town has the capacity to serve the proposed use with fire and police protection and is not required to provide water or sewer service.

The site plan was reviewed and discussed with the fire marshal. Though the Town does not supply water service, need for fire flow was deemed unnecessary. The Police Department recommends a surveillance system to discourage trespassing and make the identification of potential violators easier. Public Works does not anticipate any change to water and sewer service.

III. Staff Recommendations:

Provided that Town Council agrees that the proposed use is a conditional use, Staff recommends approval of the application with the following conditions to Resolution TC 2025-4:

1. The Applicant shall provide the Town Council with proposed management policies for review and approval **(Exhibit A, pg. 37)**.
2. The Applicant shall provide a security plan for the property for review and approval by Council. The number and location of any security cameras to be used by the Applicant shall be reviewed by the Town of New Castle Police Chief **(Exhibit A, pg. 37)**.
3. Perimeter fencing on the Property shall be screened on the north and south sides with fabric or otherwise in compliance with Section 17.52.060(D) prior to commencement of outdoor storage on the Property. One year after commencement of operations on the Property, Town staff will evaluate based on complaints, changes in adjacent and surrounding land uses, and other relevant factors whether screening of the east and west sides of the Property is required. If staff determines screening is necessary, the additional screening will be consistent with that used on the north and south sides of the Property.
4. Applicant shall provide hours of operation for review and approval by Council **(Exhibit A, pg. 37)**.
5. No equipment, materials, or supplies shall be stored on the Property unless the equipment, materials, and/or supplies are stored on a movable trailer or other wheeled and movable vehicle.
6. Applicant shall provide a trash management plan for review and approval by Council **(Exhibit A, pg. 37)**.
7. Development of the Property shall be consistent with the site plan shown in Exhibit. A, pages 7-8, as approved by the Town Council.
8. The use approved in the application shall not be conducted until the Town Planner has issued a conditional use certificate. That certificate shall be issued only after the Applicant has entered into an agreement with the Town specifying that all conditions imposed by the Town Planning

Commission will be completed and that the use and improvements will be in accordance with the approved application site plan and development schedule. The conditional use certificate must be issued within one year of the date of final approval by Town Council, or the application is deemed withdrawn by the Applicant and is of no further force and effect.

9. No approved conditional use may be altered or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.
10. In the event the Town receives any complaints about the use of the site or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the applicant or owner may present testimony or offer other evidence on its behalf.
11. Insofar as necessary, Applicant shall comply with all applicable building and municipal code requirements, including the sign code and performance standards.
12. Any added exterior lighting will be dark sky compliant pursuant to the Comprehensive Plan Goal EN-4.
13. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the planning commission or Town Council shall be considered part of the application and binding on the Applicant.
14. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.

IV. Application Exhibits:

A. Applicant Submittal

Planning Department

(970) 984-2311

Email:

psmith@newcastlecolorado.org



LAND DEVELOPMENT APPLICATION

Town of New Castle

PO Box 90

450 W. Main Street

New Castle, CO 81647

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Grady & Suzanne Hazelton Western Slope Investments	
Address: PO Box 586 6255 County 335	Phone: 970-618-0193 E-mail: ghazelton@hotmail.com
Property Owner: M & C Fattor LLC	
Address: Glenwood Springs	Phone: E-mail:
Contact Person: Mike Fattor	
Address: PO Box 447 Glenwood Spgs	Phone: E-mail:
Property Location/Address: 6255 County 335 New Castle CO	
Legal Description: Riverside industrial Park Sec 31 township 5 Range 90 Subdivision	Acres: 1.0
Existing Zone (e.g., Residential R-1, Commercial C-1): Industrial	Existing Land Use: Vacant

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|---|
| ☐ Pre-Annexation Agreement
☐ Annexation
☐ Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)
☐ Amended Plat
☐ Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)
☐ Master Plan Amendment | ☒ Conditional Use Permit or Special Review Use Permit
☐ Lot Line Adjustment or Dissolution
☐ Site Specific Development Plan/Vested Rights
☐ Variance
☐ Zoning
☐ Zoning Amendment
☐ Re-zoning
☐ Watershed Permit |
|--|---|

 Applicant Signature	12-10-24 Date
-------------------------	------------------



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 10 day of December, 2024.

Grady Hazelton
Applicant (Print Name)

[Signature]
Signature of Applicant

970-618-0193
Telephone Number

P.O. 586 New Castle CO
Mailing Address of Applicant

ghazelton@hotmail.com
Email

Email Address of Applicant

M's C Fattor LLC
Property Owner

Signature of Property Owner

N/A
Relationship of Owner to Applicant

P.O. 447 Glenwood Springs CO
Owner Mailing Address

Type of application: Conditional Use

Property description: Vacant - Industrial
Revised 3/2021

December 31, 2024

The purpose to this business facility is to provide a much needed asset to the Town of New Castle. As our community grows and recreation is a big part of that, the need for storage is growing as well. With HOA restrictions, as well as Town codes, this venture will prove to be a much needed benefit to our area.

The vehicles and trailers that would utilize this facility would include, but not limited to the following:

Class A, B and C Motorhomes, ATVs, jet ski, snowmobiles, campers, boats, enclosed trailers .

All RVs and trailers will be required to show proof of ownership and insurance.

All will be required to be mobile and able to move or be moved on demand.

We anticipate 60 to 70 clients to utilize this facility based on the size of vehicles etc...

This storage area will be secured by fencing, automatic gates and other measures deemed necessary.

As to section 17.52.060 in the municode the applicant requests the following;

Due to the nature of the industrial area of this property, limited space and lack of water we would like to utilize fence screening as opposed to trees and shrubs where it is deemed necessary and beneficial.

We appreciate the board's comments and consideration, and look forward to operating our business in our home town!

Grady and Suzanne Hazelton

Western Slope Investments Corp.

DBA: C'mon Back Boat And RV Storage

1/5/2025

Town of New Castle, CO
Planning Department

To whom it may concern:

It is with my knowledge and full understanding Mr. Grady Hazelton has my permission to pursue his venture on the Lot 2, Riverside Industrial Park also known as 6289 County Road 335, New Castle, CO 81647.

M & C Fattor L.L.C. its manager.

A handwritten signature in black ink, appearing to read "M & C Fattor", is written over a horizontal line.

A. Please find the following answers for the conditional use application.

1. a. Adjacent land uses

*National Propane... Tank and storage distribution facility

*Keith property..... Rock/masonry storage yard

*Town of New Castle undeveloped/disc golf.

b. See Exhibit A

c. N/A possible shed structure (not permanent)

d. N/A

e. See Exhibit A.Main entrance (2) 14ft. Chainlink gates. (1) Man gate west

f. N/A

g. See Exhibit A.....Sign on entry gates with name, address and phone number as per code.

h. 100% fenced with gates as mentioned in section E.

i. As per code 17.52.060 A. B. C. excluding D.

j. No additional utilities required electrical service is on site.

2. The anticipated start date for this project is upon approval and with full operation by June 2025.

3. This project is to provide a much needed service to our growing community. With the restrictions of on street parking in New Castle, as well as HOA requirements this is a necessary addition to our town. This will not only be an asset within the town limits, it falls well within the industrial zoning. This use of the property will allow for parking of registered, insured vehicles and open and enclosed trailers. This facility will be locally owned and operated as well as frequently monitored to insure that it remains an asset to the town.

B. Properties within the 250ft envelope are as follows:

*NAP Colorado#2 LLC 6299 335 County Rd, New Castle, CO
Mailing: PO Box 4030, Bismark, ND 58504

*National Propane LP 6289 335 County Rd., New Castle, CO
Mailing: PO Box 798, Valley Forge, PA 19482

*Forest and Kelly Keith 6211 335 County Rd, New Castle, CO
Mailing: PO Box 225, New Castle, CO 81647

*Maria and Juan Mata 6136 335 County Rd, New Castle, CO
Mailing: PO Box 407, Gypsum, CO 81637

*Royal Mini Storage LLC 6300 County Rd, New Castle CO
Mailing: O Box 2526, Glenwood Springs, CO 81602-2526



Colorado
RiverTown of Newcastle
Property

180'

Exhibit ANational
Propane
Property

Address - 6255 ct 335

Legal - Section 31
Township 5
Range 90Riverside industrial
Park 2nd AMD Lot 2

Property = 1 acre

2-14' Gates
28' TotalMAN
Gate →N
W ↗ E
S

234'

Keith
Property

County Road 335

= Existing Electric

= Neighboring property

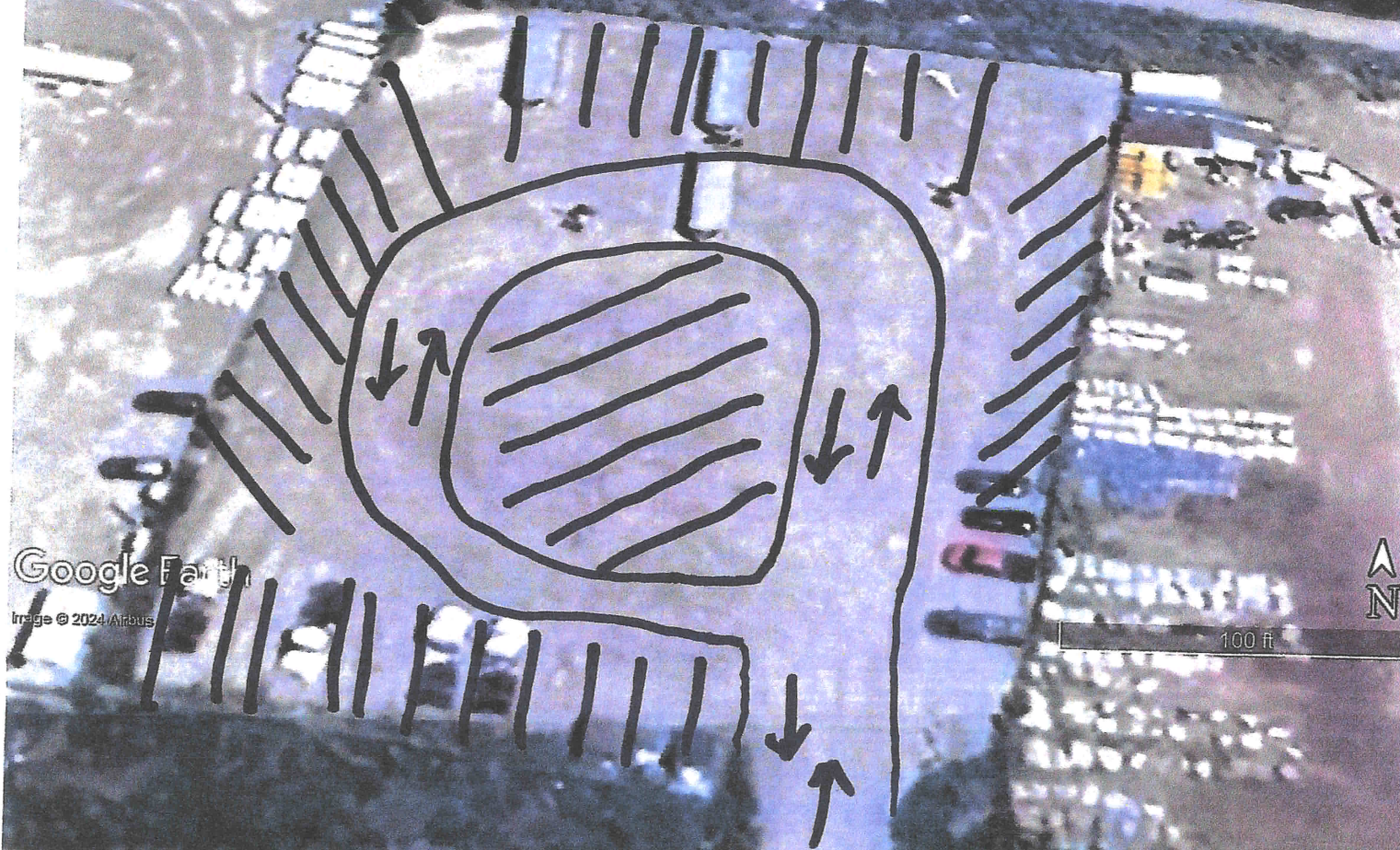
= Potential Sign per Code

Each Square = 10'

Untitled Map

Write a description for your map.

Legend



Example Angle parking
not to scale



P:file (Example)



New Castle (Actual Site)

Exhibit A





Canyon Creek (example)

Lease - 1st Draft.

**COMMERCIAL LEASE
BETWEEN
M & C FATTOR LLC AND
GRADY HAZELTON**

THIS COMMERCIAL LEASE (the "Lease") is made and entered into between M & C FATTOR LLC, a Colorado Limited Liability Company in good standing ("Landlord"), whose address is P.O. Box 447, Glenwood Springs, CO 81601 and GRADY HAZELTON, an individual ("Tenant"), to be effective January 1, 2025 (the "Effective Date").

1. PARTIES.

1.1 Landlord is the owner of the real property that is the subject of this Lease. Landlord represents that it has the authority to enter into this Lease, and to undertake Landlord's obligations hereunder, and that the person signing this Lease on behalf of Landlord is authorized to execute this Lease and bind Landlord to the terms and conditions hereof.

1.2 Tenant desires to conduct the business of an RV and boat storage facility on the property that is the subject of this Lease. Tenant represents that it is fully qualified and authorized to do business in the State of Colorado, that before operating an RV and boat storage facility it will have obtained all required local, state, and federal approvals needed to conduct its business, and that the person signing this Lease on behalf of Tenant is authorized to execute this Lease and bind Tenant to the terms and conditions hereof.

2. PREMISES.

2.1 In consideration of the rents, covenants, agreements and stipulations herein contained, Landlord leases and rents unto Tenant, and Tenant agrees to lease and take upon the terms and conditions which appear in this Lease, the property and improvements at and being known as 6255 County Road 335, New Castle, Colorado 81647 and more particularly described on Exhibit A attached hereto and incorporated herein (the "Premises").

2.2 Tenant warrants and represents that it has inspected the Premises and shall accept the Premises in its "as-is" condition. Landlord is not obligated to make upgrades or improvements to the Premises. In the event that Tenant desires to make any alterations to the Premises, such alterations shall be subject to prior written approval of Landlord as set forth under the Maintenance, Repairs, and Alterations By Tenant section below. Tenant acknowledges that neither Landlord nor any agent nor any employee of Landlord has made any representation or warranty with respect to the Premises or its suitability for the conduct of Tenant's business. Tenant's occupancy of the Premises shall be conclusive evidence that the Premises were in good order and repair as of the date on which Tenant first occupied the Premises.

3. USE OF PREMISES.

3.1 The Premises shall be used for the operation of an RV and boat storage facility, and any and all uses incidental or related thereto. Tenant shall not use the Premises for different

purposes without the prior written approval of Landlord.

3.2 The Premises shall not be used for any illegal purpose, nor in any manner so as to create any waste or nuisance, or in any manner that would cancel the insurance or increase the rate of insurance on the Premises. Tenant shall maintain the Premises in a clean, neat, orderly and attractive condition.

3.3 Tenant is bound by all provisions, rules, regulations, covenants, restrictions, and conditions of record (or, if not of record, of which Tenant has actual notice) which burden, encumber, or otherwise affect the use and occupancy of the Premises (collectively "Covenants"). All Covenants are incorporated into this Lease by reference, Tenant is deemed to have received and reviewed copies of them by executing this Lease, and Tenant's compliance with them is a material term of this Lease.

3.4 Tenant shall keep the Premises free and clear of any liens for labor or materials furnished to the Tenant, or Tenant's contractors or subcontractors, or any other person claiming any right to lien for any reason upon the Premises. Tenant shall indemnify Landlord for any and all liability on account of or in respect of any mechanic's lien or any other lien for work and labor done or materials furnished at the request of the Tenant, for work performed upon the Premises; and, accordingly, Tenant will either satisfy any such lien or, if Tenant disputes the validity thereof, will defend any action for the enforcement thereof (and if Tenant loses any such action, will cause such lien to be satisfied and released).

3.5 Tenant, at Tenant's expense, shall obtain and always maintain any and all necessary licenses or permits required by law to operate Tenant's business.

3.6 Tenant, at Tenant's expense, shall comply with all applicable laws, ordinances, rules, regulations, requirements, and directives of the federal, state, and municipal governments or public authorities. Tenant shall also comply with all requirements (that Tenant has received notice of) of any insurance companies which issue policies of insurance covering the Premises and its contents, for the prevention of fire or other casualty, damage or injury, at Tenant's expense.

3.7 Tenant shall not use the Premises for any purposes deemed unlawful or ultra-hazardous. Ultra-hazardous, for purposes of this Lease, is defined as unusually dangerous activities which create an unusual risk of harm to person and/or property. Other than fuel stored in the gas tanks of any vehicles parked at the Premises, Tenant shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises.

4. TERM OF LEASE.

4.1 The initial term of this Lease shall be for one (1) year, commencing on the Effective Date and, subject to earlier termination or extension as provided herein, expiring on December 31, 2025 (the "Initial Term").

4.2 Upon the expiration of the Initial Term, the Lease may be renewed for successive one (1) year periods (each a "Renewal Term") upon mutual written agreement of

both Landlord and Tenant, provided that:

a) The Tenant is not in default under any terms of this Lease at the time of renewal; and

b) Both parties provide written notice of their intent to renew the Lease no later than sixty (60) days prior to the expiration of the Initial Term or any Renewal Term.

4.3 Each Renewal Term shall be governed by the same terms and conditions as the Initial Term, unless otherwise agreed in writing by both parties at the time of renewal.

4.4 If Tenant should remain in possession of the Premises after the expiration of the Initial Term or any Renewal Term of this Lease without a written renewal, Tenant shall be regarded as a Tenant from month-to-month, at a rental rate of 110% of the rent in effect during the immediately previous term, and such tenancy shall be subject to all other terms and conditions herein contained; provided, however, that either party may thereafter terminate the tenancy at the end of any given month upon not less than thirty (30) days written notice to the other.

5. RENT.

5.1 Rent hereunder during the Initial Term shall be the sum of One Thousand and Two Hundred Dollars (\$1,200.00) per month. Tenant shall pay Landlord the first month's rent on or before the Effective Date.

5.2 Monthly rental payments shall be made to Landlord at the address set forth above, or such other location as Landlord may designate.

5.3 All payments shall be paid by Tenant in sufficient time to be received, in hand, in advance, by Landlord as of the 1st day of each month during the Initial Term or any Renewal Term.

5.4 In the event that any payment should not be received by Landlord on or before the 1st day of each month, when due, Tenant shall pay as additional rental five percent (5%) of the amount of the rent; provided, however, that Tenant will not be assessed the five percent (5%) charge on the first or second late payment in any calendar year if that payment is made within ten (10) days of Tenant's receipt of notice of nonpayment from Landlord.

5.5 If the Lease is renewed for a second year pursuant to Section 4.2, the monthly rent shall increase to \$1,500, payable in accordance with the terms set forth in this Lease.

5.6 For any additional Renewal Terms beyond the second year, the monthly rent shall increase by an amount mutually agreed upon in writing by Landlord and Tenant prior to the commencement of the applicable Renewal Term. If the parties cannot agree on the rent amount for a subsequent Renewal Term, the Lease shall terminate at the end of the then-current term.

5.7 In addition to the rent set forth above, Tenant shall pay as "Additional Rent" (collectively with the rent, "Rent") during the term of this lease and any extension or renewal, any and all sums of money or charges required to be paid by Tenant under the terms of this

lease, whether designated additional rent or not. The amounts, if not paid when due, shall be collectible as additional rent with the next installment of Rent falling due as provided here and otherwise subject to all provisions of this Lease and of law as to default in the payment of Rent; provided nothing shall be deemed to excuse or delay the obligation of Tenant to pay any amount of money or charge at the time the same shall become due under the terms of this Lease. It is the intent of this Lease that the Lease shall be a "triple net lease" with all costs and expenses of Landlord associated with the Premises being paid by Tenant, unless expressly stated to the contrary herein.

6. SECURITY DEPOSIT. The Tenant shall deposit with the Landlord on or before the Effective Date, the sum of _____ (\$ _____) in good funds as security for the payment of the Rent provided herein and for the observance and performance by the Tenant of all of the terms, provisions, and conditions of this Lease on its part to be kept and performed; and further to indemnify the Landlord for any loss, costs, fees, and expenses which the Landlord may incur by reason of any default by the Tenant. The security deposit shall bear no interest.

Throughout the Lease, Landlord may immediately satisfy, in whole or in part, any outstanding financial obligation of Tenant's under this Lease by retaining funds from the Security Deposit. Landlord must provide Tenant a prompt written accounting of the amount of, and reason for, each such withholding, together with reasonable supporting documentation. Within thirty (30) days of receiving such accounting, Tenant must place additional funds in an amount equal to the accounted-for withholding on deposit with Landlord to continue serving as Security Deposit. Tenant's obligation to place such funds on deposit is an additional Rent obligation under this Lease.

If the Security Deposit is insufficient to cover any financial obligation of Tenant for which Landlord would otherwise be entitled to retain funds from the Security Deposit, Landlord may apply the entire Security Deposit towards partial satisfaction of such obligation and account to Tenant for the entire obligation in the manner prescribed above, in which case Tenant shall, within the thirty (30) day period provided, above, reimburse Landlord for the entire Security Deposit plus the amount of such obligation in excess of the Security Deposit.

The Landlord shall repay to the Tenant the security deposit or any balance thereof within thirty (30) days of the termination of the Lease or expiration of the then current term. Landlord is deemed to have complied with this paragraph by mailing said statement, together with any payment required, to the last known address of Tenant.

7. TENANT'S INSURANCE.

7.1 Tenant at Tenant's own cost and expense agrees to procure and maintain in force and effect at all times during the term hereof a policy or policies of public liability insurance issued by an insurance company or companies approved by Landlord in which Landlord and Tenant shall be named insureds as their interests may appear, which policy covers all of the Premises which is the subject matter of this Lease, and insuring against loss, damage or liability on account of the use and occupancy thereof, and on account of personal injury and property damage thereupon, in an amount of not less than \$1,000,000.00 for injuries to or death of any one person and in an amount of not less than \$1,000,000.00 for injuries to or death of more than one person arising from one and the same accident, and in an amount of not less

than \$1,000,000.00 for damage or injury to personal property.

7.2 Tenant, at Tenant's own cost and expense, shall carry and maintain insurance against loss or damage to the improvements by fire and any of the risks covered by insurance of the type known as "fire and extended coverage," in an amount of the full replacement cost of the improvements. The policies of insurance carried in accordance with this paragraph shall contain the "replacement cost endorsement."

7.3 Tenant, at Tenant's own cost and expense, shall carry and maintain any insurance deemed necessary by Tenant to insure furnishings, contents, inventory, and all other items of personal property of Tenant upon the Premises.

7.4 A certificate evidencing the insurance required by paragraphs 7.1 and 7.2 shall be furnished to Landlord by Tenant. All such policies shall require that the insurance company provide not less than thirty (30) days' notice by registered or certified mail to Landlord of any cancellation or change thereof.

8. LANDLORD'S INSURANCE OF THE PREMISES. Landlord at its expense may, but shall not be required to, keep the Premises insured against the perils covered by a standard fire and extended coverage policy. Any such insurance shall be supplemental to the insurance to be carried by Tenant under Section 7 above and shall not relieve Tenant of Tenant's duty to procure and maintain such insurance.

9. WAIVER OF SUBROGATION. Landlord and Tenant waive all rights to recover against each other or one another's officers, directors, shareholders, partners, joint venturers, employees, agents, customers, invitees, or business visitors for any loss or damage arising from any cause which occurs in, on, or about the Premises to the extent that such loss or damage is covered by collectible insurance actually carried by each of them. Landlord and Tenant will cause their respective insurers to issue appropriate waiver of subrogation rights endorsements for all policies of insurance carried in connection with the Premises.

10. TAXES AND ASSESSMENTS.

10.1 The Premises is subject to certain real property taxes levied by the local, state, and/or federal government. Throughout the Initial Term and any Renewal Terms, Tenant shall pay to Landlord, as Additional Rent, any such taxes levied against the Premises and improvements together with any tax levied in lieu thereof on or in addition thereto, or due to the ownership or operation of the Premises, levied, assessed or allocated (including any special assessments created by formation of a special improvement district or created in any other manner) for any period within the Lease Term or any extensions thereof ("Real Property Taxes"). Tenant shall make payment for the Real Property Taxes directly to Landlord upon estimates made by Landlord that will be based on projected taxes due for the subject calendar year. The difference between the estimated Real Property Taxes and the actual Real Property Taxes due shall be accounted for by Landlord within sixty (60) days following notice to Landlord of the actual Real Property Taxes for the subject year, and the necessary refund by Landlord or additional payment by Tenant in the amount of the difference shall be paid within thirty (30) days following notice to Tenant of the amount due, provided, however, no refund shall be paid Tenant should Tenant be in default on any of its leasehold obligations hereunder.

Tenant shall pay the Real Property Taxes to Landlord within thirty (30) days of Landlord's demand. Should this Lease terminate during a tax year, Tenant's obligations pursuant to this paragraph shall be apportioned on a per diem basis in such proportions as Tenant's tenancy of the Premises bears to 365 days.

10.2 Tenant shall be liable and shall pay before delinquency, all taxes and other assessments, license fees, and public charges levied, assessed, or imposed which become payable during the term hereof upon Tenant's furniture, fixtures, appliances, and personal property, installed or located in the Premises ("Other Taxes"). If any Other Taxes are levied against Landlord or Landlord's property, or if the assessed value of the Premises is increased by the inclusion therein of a value placed upon such personal property or trade fixtures of Tenant, Landlord may (regardless of the validity thereof) after written notice to Tenant, pay the Other Taxes based upon such increased assessment and such Other Taxes shall be included as Additional Rent. If requested by Tenant, said Other Taxes shall be paid under protest. Tenant shall, upon demand, repay to Landlord the Other Taxes so levied against Landlord, or the proportion of such Other Taxes resulting from such increase in the assessment; however, Tenant shall have the right in the name of Landlord to bring suit in any court of competent jurisdiction to recover the amount of any such taxes so paid under protest, and any amount so recovered shall belong to Tenant. Tenant shall indemnify Landlord against and hold Landlord harmless from any cost, expense or liability arising as a result of such suit.

11. UTILITY BILLS. Tenant shall pay all charges for utilities provided to the Premises during the Initial Term and any Renewal Term of this Lease, including but not limited to water, sewer, gas, electricity, lighting, heat, trash collection and telephone for the Premises. Tenant accepts all the utility services to the Premises in their "as is, where is" condition. Tenant shall arrange to have the Xcel Energy account for the Premises, and all other directly billed utilities placed in Tenant's name and billed directly to Tenant. If Tenant fails to pay any of said utility services, Landlord may pay same and such payment may be added to the Rent of the Premises next due. Landlord shall not be liable for, and Tenant shall not be entitled to any reduction of Rent, by reason of the failure of any utilities, including, without limitation, if the failure is caused by accident, breakage, repairs, strikes, lockouts, or other labor disturbances or labor disputes of any character, or by any other cause, similar or dissimilar, unless resulting from Landlord's gross negligence or intentional acts

12. ABANDONMENT OF LEASED PREMISES. Tenant agrees not to abandon or vacate the Premises during the period of this Lease.

13. MAINTENANCE, REPAIRS, AND ALTERATIONS BY TENANT.

13.1 Tenant is familiar with the Premises and its conditions and accepts the Premises as being in good operating condition on the Effective Date. Landlord gives to Tenant exclusive control of Premises, which Tenant agrees are suited for the intended use by Tenant. Tenant shall, throughout the Initial Term of this Lease and all Renewal Terms, at its expense, maintain the entire Premises in good order and repair. Tenant further agrees to care for the grounds, including the mowing of grass, care of shrubs and general landscaping, if any and snow removal. Landlord shall have no maintenance or repair obligations under this Lease, except for maintenance or repairs of the Premises that are required because of Landlord's gross negligence or intentional misconduct.

13.2 Tenant agrees to return said Premises to Landlord at the expiration or prior to termination of this Lease in as good condition and repair as when first received, normal wear and tear and acts of God excepted.

13.3 Tenant shall not make any alterations, improvements, and/or additions to the Premises without first obtaining Landlord's written consent, which shall not be unreasonably withheld.

13.4 Subject to the prior written consent of Landlord (including consent to the selection of contractors or subcontractors used) and other provisions of this Lease, Tenant, at its sole expense, may make such alterations, installations, additions, or improvements to the Premises only through properly licensed contractors or mechanics.

13.5 Before making any alterations, additions, installations, or improvements to the Premises, Tenant must, at Tenant's sole expense, obtain all permits, approvals, and certificates required by any governmental or quasi-governmental bodies and, upon completion, obtain certificates of final approval and/or controlled inspection reports, as required by the situation. Upon request, Tenant shall promptly deliver copies of all such permits, approvals, and certificates to Landlord.

13.6 All alterations shall be made and performed in full compliance with all applicable building codes, safety codes, electric codes, fire regulations, and any other applicable laws.

13.7 All fixtures Tenant installs in the Premises during the Term shall, at Landlord's sole election made at the end of the Term in Landlord's sole, subjective, absolute discretion, either become part of and remain with the Premises as Landlord's property or be removed at Tenant's sole expense according to the other provisions of this Lease. Nothing in this Paragraph shall be construed to give Landlord title to or to prevent Tenant's removal of trade fixtures, moveable office furniture, or equipment, but upon removal of any such items from the Premises or upon removal of other installations as Landlord may require, Tenant shall immediately and at its sole expense cap any exposed plumbing or electrical infrastructure and take such other actions as necessary to repair any damage done during removal and otherwise restore the Premises to prior condition.

14. INDEMNIFICATION OF LANDLORD. Except for the gross negligence or willful misconduct of Landlord, Tenant shall indemnify, defend and hold Landlord harmless against any and all liabilities, damages, losses, demands, claims, costs, expenses (including reasonable attorneys' fees and costs), obligations, liens, penalties, fines, judgments, actions, causes of action and lawsuits (collectively, "Liabilities") arising from (i) Tenant's breach of this Lease; (ii) injuries to any person and damage to or theft or misappropriation or loss of property occurring in or about the Premises; (iii) Tenant's use of the Premises for the conduct of its business; and (iv) any activity, work, or other thing done, permitted or suffered by Tenant in or about the Premises and or the rest of the Property. In the event any action or proceeding is brought against Landlord, by reason of any such claim, Tenant shall, upon request, defend the same at Tenant's expense by counsel reasonably satisfactory to Landlord.

15. DESTRUCTION OF OR DAMAGE TO PREMISES. If any improvements on the Premises shall be destroyed or damaged in whole or in part by fire, by act of God or by any reason whatsoever other than the gross negligence or misconduct of Landlord, Tenant shall promptly repair, replace and rebuild the same at least to the extent of the value and as nearly as practicable to the character of the improvements existing immediately prior to such occurrence. Tenant shall be entitled to use the proceeds of insurance to be obtained and carried by Tenant pursuant to Section 7 of this Lease, and any excess in costs over the proceeds of the insurance shall be at the expense of the Tenant. Notwithstanding the foregoing, if the improvements contained on the Premises are substantially damaged or totally destroyed from any cause covering the full replacement value of improvements as required herein, then Tenant shall have the option of tendering the insurance proceeds to Landlord, and this Lease and all of Tenant's obligations hereunder shall terminate.

16. CONDEMNATION. If the whole of the Premises, or such portion thereof as will make the Premises unusable for Tenant's purposes under this Lease, shall be condemned by any legally constituted authority for any public use or purpose, this Lease may be terminated by either party as of the date when possession thereof is taken by public authorities. In the event there is a partial taking, Tenant may elect to continue this Lease, and the monthly rental shall be proportionately reduced based upon the square feet taken to the total square feet before the taking. Such condemnation, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation from the condemning public authority.

17. ASSIGNMENT AND SUBLETTING.

17.1 Tenant shall not sublease, license, or assign the Premises, in whole or in part, at any time during the Term without Landlord's written consent, which Landlord may withhold, condition, or delay in Landlord's sole, subjective, absolute discretion. No sublease, license, or assignment will waive, limit, or abate Tenant's liability to Landlord under this Lease. A consent to one assignment or sublease shall not constitute a consent to a subsequent assignment or sublease. Any sublease- or assignment-related rental receipts in excess of the minimum base monthly rent required under this Lease shall be shared equally between Landlord and Tenant.

17.2 Landlord may freely assign this Lease. Upon written notice to Tenant of any assignment of this Lease from Landlord to any third party, Landlord's assignee attorns to all Landlord's rights and obligations under this Lease and Landlord is relieved of any further obligations to Tenant.

17.3 Tenant shall timely and accurately complete and execute any tenant estoppel statements relating to the status of this Lease upon requested by Landlord or any potential lender or purchaser of Landlord's during the Initial Term or any Renewal Terms. Without limiting any other remedies of Landlord that may be available, this provision is enforceable via injunctive relief and specific performance. In any such action, in addition to all other relief to which Landlord is entitled under this Lease, Landlord shall be named Tenant's agent for purposes of completing and executing the relevant estoppel statement.

18. DEFAULT. An "Event of Default" occurs if:

- a) Tenant fails to strictly comply with any provision of this Lease;

b) The Lease or the Premises or any part of the Premises are taken upon execution or by other process of law directed against Tenant, or are taken upon or subjected to any attachment by any creditor of Tenant or claimant against Tenant, and the attachment is not discharged within thirty (30) days after its levy;

c) Tenant files a petition in bankruptcy or insolvency or for reorganization or arrangement under the bankruptcy laws of the United States or under any insolvency act of any state, is dissolved, or makes an assignment for the benefit of creditors; or

d) Involuntary proceedings under any bankruptcy laws or insolvency act or for the dissolution of Tenant are instituted against Tenant, or a receiver or trustee is appointed for all or substantially all of Tenant's property, and the proceeding is not dismissed or the receivership or trusteeship is not vacated within sixty (60) days after the institution or appointment.

19. DEFAULT AND REMEDIES. If any Event of Default occurs, Landlord may evict Tenant from the Premises or undertake other legal action to regain possession in accordance with the procedures set forth in C.R.S. § 13-40-101, *et seq.*, as it may be amended from time to time, and has all rights and remedies available under this Lease and other applicable law.

19.1 If Tenant is evicted from or abandons the Premises, Tenant shall remain liable for all Rent owing under this Lease for the remainder of the then current term, and Landlord is entitled to a money judgment against Tenant for all such unpaid Rent as of the date of eviction, plus all other amounts Tenant is obligated to pay Landlord under this Lease. If Landlord obtains a money judgment against Tenant for Rent from the date Tenant actually vacates the Premises through the end of the Term, Landlord must make a good-faith effort to re-let the Premises for the remaining Term. If Landlord succeeds in re-letting the Premises, then, after the expiration of the then current term, Landlord must reduce its money judgment against Tenant by (or refund directly to Tenant, if greater than the remaining judgment) an amount equal to the total rent collected from any new tenant(s) during the remainder of the then current term minus Landlord's actual costs and fees incurred in connection with re-letting the Premises and administering the judgment-related legal proceedings. If Landlord elects not to re-let the Premises, Tenant is relieved of any financial liability for Rent from the date of such election through the end of the then current term.

20. LANDLORD'S LIEN. Subject to any prior perfected security interest or any purchase money security interest, Tenant grants to Landlord as security for the faithful performance of all Tenant's obligations under this Lease, a security interest in all goods, inventory, equipment, fixtures, furniture, improvements, chattel paper, accounts, and general intangibles, as well as other personal property of Tenant now or hereafter situated on or relating to Tenant's use of the Premises, and all proceeds therefrom (collectively "Collateral"). Collateral shall not be removed from the Premises without Landlord's advance written consent unless, at the time of removal, Tenant is in full compliance with this Lease and no uncured Event of Default has occurred. Upon the occurrence of an Event of Default, Landlord may, in addition to any other available remedies, and without notice or demand except as provided below, exercise the rights afforded a secured party under Colorado's Uniform Commercial Code ("UCC"). In connection with any public or private sale under the UCC, Landlord shall give Tenant five (5) days' prior written notice of the time and place of any public sale of Collateral or of the time when any private sale or other intended disposition thereof is to be

made. All such times, places, and terms of sale must be commercially reasonable under the circumstances. All proceeds of any such sale may be applied first to payment of expenses incurred by Landlord in enforcing the security interests granted under this paragraph (including reasonable attorneys' fees and expenses), then second towards satisfaction of Tenant's other outstanding liabilities to Landlord under this Lease. Tenant grants to Landlord a power of attorney to execute and file any financing statement or other instrument necessary to perfect Landlord's security interest under this paragraph. This power of attorney is coupled with an interest and is irrevocable during the Term. Landlord may also file a summary copy of the Lease or this paragraph as a financing statement to perfect its security interest in the Collateral.

21. SUBORDINATION. Tenant's leasehold interest is subordinate to any mortgages or deeds of trust now on, or hereafter to be placed on, the Premises. Tenant is prohibited from mortgaging, encumbering, or pledging the leasehold interest created by the Lease as collateral for any loan or obligation.

22. RELETTING BY LANDLORD. Upon the material uncured breach of this Lease or any term thereof, Landlord may either terminate this Lease or, as Tenant's agent without terminating this Lease, may enter upon and rent the Premises at the best price obtainable by commercially reasonable effort, and Tenant shall be liable to Landlord for any deficiency between Tenant's rent hereunder and the price obtained by Landlord upon reletting, excluding any amounts that Tenant proves could have been reasonably avoided.

23. EXTERIOR SIGNS. All signs placed on the Premises by Tenant shall be approved by Landlord and maintained in compliance with rules and regulations of the applicable governmental entity governing such signs. Tenant shall be responsible to Landlord for any damage to the Premises caused by the installation, use or maintenance of Tenant's signs, and Tenant agrees upon removal of said signs to repair all damage incident to such removal.

24. ENTRY BY LANDLORD. Landlord may enter the Premises at reasonable hours to determine Tenant's compliance with the terms of this Lease, or for any other lawful purpose, subject always to Tenant's rights of quiet enjoyment of the Premises hereunder. Except in the case of an emergency, any entry by Landlord shall be during normal business hours, and subject to advance notice to Tenant.

25. EFFECT OF TERMINATION OF LEASE. No termination of this Lease prior to the end of the term shall affect Landlord's right to collect Rent for the period prior to the termination.

26. SURRENDER.

26.1 Upon expiration of the Lease, Tenant will surrender the Premises in the same condition as it existed at the Effective Date; ordinary wear and tear and casualty loss and condemnation excepted. If Tenant is not then in default, Tenant shall remove from the Premises all trade-fixtures, equipment, and movable furniture it placed in the Premises during the Term.

26.2 Tenant will fully repair any damage to the Premises occasioned by the removal of any fixtures, trade fixtures, equipment, or furniture, reasonable wear and tear and damage

by casualty excepted. All fixtures, trade fixtures, equipment, or furniture not removed at the end of the Term will conclusively be deemed to have been abandoned by Tenant and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Landlord without notice to Tenant or to any other person and without obligation to account for them. Tenant will pay Landlord all reasonable expenses incurred in connection with Landlord's removal of such property from the Premises, including but not limited to the cost of repairing any damage to Premises caused by removal of such property. Tenant's obligation to observe and perform this covenant will survive the termination of the Lease.

27. LEASEHOLD ESTATE. Tenant's interest in the Premises is limited strictly to a leasehold interest, personal to Tenant.

28. NOTICES. All notices required by this Lease shall be in writing and delivered to the other Party personally, via email at the email address reflected in this Lease, or securely and conspicuously posted, as follows:

- a) To Tenant at the Premises, or via email at ghazelton@hotmail.com.
- b) To Landlord at Landlord's address, or via email to mfattor@comcast.net.

29. ATTORNEY'S FEES. If either party takes legal action against the other to enforce the terms of this Lease, the prevailing party shall be entitled to recover from the other all reasonable attorney's fees and costs incurred.

29.1 In any action or proceeding by Landlord to enforce its rights or Tenant's obligations under this Lease, Landlord may collect from Tenant, as Additional Rent, all costs and reasonable attorneys' fees Landlord incurs in connection with such action. If such action results in litigation between Landlord and Tenant, the substantially prevailing Party shall receive judgment against the other Party for all costs and reasonable attorneys' fees it incurs in connection with such action.

29.2 In the event of any other action or proceeding arising under this Lease, the Parties shall each pay their own attorneys' fees. "Action or proceeding," as used in this paragraph, shall have the broadest possible meaning and include, by way of example but not limitation, any demand, mediation, lawsuit, administrative action, governmental agency action including but not limited to any environmental or municipal claim, or any other proceeding relating to or in any way connected with this Lease in which Landlord and Tenant become involved.

29.3 If Landlord, without fault, is made a party to any action or proceeding instituted by or against Tenant, Tenant shall indemnify, defend, and hold Landlord harmless from, all costs (including attorneys' fees), expenses, and liabilities incurred in connection with that action.

29.4 Landlord and Tenant both waive their right to a trial by jury and agree that any action or proceeding arising out of or in any way connected with this Lease, regardless of whether based on contract, tort, or other legal theory, shall be decided by a court sitting without a jury or, if the Parties so stipulate, by binding arbitration.

30. RIGHTS CUMULATIVE. All rights, powers and privileges conferred

hereunder shall be cumulative and in addition to those rights given by law.

31. NO WAIVER OF RIGHTS. No failure by either Party to insist upon the strict enforcement of any right or obligation under this Lease during the statute of limitations applicable to such right or obligation shall be deemed a waiver unless such waiver is specifically expressed in writing. The Parties specifically intend that no implied waiver of any right or obligation under this Lease shall ever be implied from their conduct. If either Party believes at any time that the other Party has waived any right or obligation under this Lease but has not obtained a writing to that effect, that Party bears the burden of obtaining the waiving Party's written confirmation of the waiver. Failure to obtain such confirmation shall serve as presumptive evidence that no waiver occurred and estop the Party who failed to obtain written confirmation from asserting that waiver as a claim or defense in any dispute between or involving the Parties. No waiver of any right or obligation under this Lease shall be deemed continuing or shall be construed as a waiver of any subsequent or similar occurrence of the right or obligation.

32. SEVERABILITY OF AGREEMENT. If any court declares a particular provision of this Lease to be invalid or unenforceable, the invalidity or unenforceability of that provision shall not affect the rest of this Lease, all other terms of this Lease will remain in full force and effect and continue to bind the Parties. If practicable, the court shall amend the offending provision to the slightest degree that renders it enforceable, then enforce such provision as amended.

33. TIME OF ESSENCE. Time is of the essence in this Agreement.

34. TERMS INCLUSIVE. "Landlord" as used in this Lease shall include the Landlord, its representatives, assigns, and successors in title to the Premises. "Tenant" shall include the Tenant, its representatives, and if this Lease shall be validly assigned or subleased, shall include Tenant's assignees or subtenants.

35. BINDING EFFECT; CHOICE OF LAW. This Lease shall be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns. This Lease and the rights and obligations of the parties hereto will be interpreted and construed in accordance with and governed by the laws of the jurisdiction in which the Premises are located.

36. INTERPRETATION. This Lease has been freely negotiated by both Parties with ample opportunity to receive legal advice regarding its terms and shall not be construed as having been drafted by either Party for interpretive purposes. The paragraph captions are inserted only for convenience of reference and shall not be ascribed any meaning or otherwise construed to affect or limit the interpretation of the language in the paragraphs to which the captions refer. The singular includes the plural and vice-versa throughout this Lease, and any use of masculine, feminine, or neuter pronouns encompasses all other potentially applicable pronouns that might have been used instead or in addition. Expressions like "include" and its derivatives, "for example," "such as," "e.g.," etc. shall not be construed as limiting any ensuing example or list to that which is expressed but instead shall be construed to mean "including but not limited to" the stated example or list unless limiting language is added that specifically and unambiguously expresses that the stated example or list operates to the exclusion of anything that is not listed (e.g., "includes only the following").

37. PERSONAL GUARANTEES. By his signature to this Lease, Grady Hazelton (Tenant's principal and "Guarantor") personally guarantees all obligations of Tenant under this Lease, all of which are joint and several obligations of Tenant and Guarantor and may, at Landlord's sole election, be enforced against the Guarantor without instituting prior or contemporaneous proceedings against Tenant.

38. COUNTERPARTS; ELECTRONIC SIGNATURES. This Lease may be executed in two or more counterparts, each of which shall constitute an original and all of which together shall constitute one and the same agreement. A signature of a party sent by facsimile, electronic mail or other electronic transmission shall be deemed to constitute an original and fully effective signature of such party.

39. ENTIRE AGREEMENT. This Lease contains the entire agreement between the parties hereto and no representations, inducements, promises or agreements, oral or otherwise between the parties not embodied herein, shall be of any force or effect.

SIGNATURES APPEAR ON NEXT PAGE

IN WITNESS WHEREOF, the parties have executed this Commercial Lease on the dates specified below their signatures, to be effective as of the Effective Date.

LANDLORD: M & C FATTOR LLC

By _____
Stephen M. Fattor, Manager/Member

Date: _____, 2024

TENANT: _____

By: _____
Grady Hazelton, _____

Date: _____, 2024



Exhibit D

Town of New Castle
 450 W. Main Street
 PO Box 90
 New Castle, CO 81647

**Building & Planning
 Department**
Phone: (970) 984-2311
Fax: (970) 984-2716

www.newcastlecolorado.org

PERFORMANCE STANDARDS

I, Grady Harellas, ON THIS DATE 12-11-2024 agree
 to abide by the following PERFORMANCE STANDARDS:

Performance Standards

- (A) Smoke. No use shall be permitted in any district unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of smoke.
- (B) Particulate Matter. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of particulate matter.
- (C) Dust, Odor, Gas, Fumes, Glare or Vibration. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of dust, odor, gas, fumes, glare or vibration.
- (D) Radiation Hazards and Electrical Disturbances. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to radiation control.
- (E) Noise. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to noise.
- (F) Water Pollution. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to water pollution.

Source: Ord. 261, Sec. 15.04.090, 1983

Chapter 17.52 - INDUSTRIAL DISTRICT

17.52.010 - Generally.

The industrial zone district shall be governed in conformity with the following regulations.

(Prior code § 13-04-100 (part))

17.52.020 - Description.

The purpose of the industrial district is to provide an area for industrial development in the town with minimal adverse environmental effects on the town.

(Prior code § 13-04-100(A))

17.52.030 - Permitted uses.

Permitted uses shall be as follows:

- A. Office for conduct of a business or profession;
- B. Wholesale and retail sales establishments which sell the following: building construction products, materials or supplies; electric and mechanical supplies and equipment; petroleum products and supplies; steel and steel fabrication products; propane products and supplies; and lumber products and supplies;
- C. Warehouse;
- D. Self-storage facilities;
- E. Petroleum storage;
- F. Outdoor commercial recreational use;
- G. Recreation vehicle park;
- H. Bottling plant;
- I. Propane storage;
- J. Public park/open space;
- K. Fire station;
- L. Police station;
- M. Ambulance service;
- N. Municipal service structures.

(Prior code § 13-04-100(B))

17.52.040 - Nonpermitted uses.

The following uses are not permitted:

- A. Auto wrecking and salvage yard;
- B. Auto storage yard;
- C. Truck repair and storage yard;
- D. Mobile home repair;
- E. Mobile home park;
- F. Asphalt batch plant;
- G. Concrete block and mixing plant;
- H. Concrete storage yard;
- I. Gravel extraction;

J. Gravel storage;

K. Mining operations.

(Prior code § 13-04-100(C))

17.52.050 - Conditional uses.

Any use not specifically defined in the permitted or nonpermitted use categories shall be conditional use. Adult entertainment establishments may also be located in the zone district subject to conditional use approval pursuant to Chapter 17.84 and compliance with relevant provisions of the New Castle Municipal Code.

(Ord. 2004-21 § 4; prior code § 13-04-100(D))

17.52.060 - Zone requirements.

- A. All service, fabrication, repair operations and storage of materials shall be enclosed by a fence at least six feet in height. Fences and gates shall be constructed of galvanized chain link.
- B. All loading and unloading of materials shall be conducted on private or town-leased property.
- C. All practical means shall be used to confine odor, noise, glare and vibration to the site, and to avoid excessive emission of fumes, gases, radiation, liquid waste and smoke.
- D. All property lines adjacent to the New Castle public parks are to be screened with trees and shrubs approved by the New Castle parks and recreation committee, and shall be in compliance with the tree city requirements as specified in Chapter 12.20. All property which is not adjacent to the New Castle public parks shall be screened with trees and shrubs on at least twenty-five (25) percent of their private property lines in compliance with Chapter 12.20, and with the approval of the New Castle parks and recreation committee. Review of screening by the parks and recreation committee shall be completed prior to the issuance of a building permit.

(Prior code § 13-04-100(E))

17.52.070 - Minimum lot area.

Minimum lot area for lots devoted wholly or partially to wholesale or retail sales shall be twenty thousand (20,000) square feet.

(Prior code § 13-04-100(F))

17.52.080 - Minimum yard setback.

Minimum yard setback shall be as follows:

- A. Front: twenty-five (25) feet;
- B. Rear: ten (10) feet;
- C. Side: five feet.

(Prior code § 13-04-100(G))

17.52.090 - Maximum building height.

- A. Maximum wall height of buildings, additional storage, or structural facilities shall be thirty (30) feet.
- B. Maximum number of building stories, excluding basements, shall be two stories.

(Prior code § 13-04-100(H))

Reception#: 849464

05/22/2014 10:49:30 AM Jean Alberico
1 of 1 Rec Fee \$11.00 Doc Fee 0.00 GARFIELD COUNTY CO**QUIT CLAIM DEED****THIS DEED** is made this 22nd day of May, 2014, between

NYC LLC, Grantor, and M&C FATTOR LLC, whose legal address is: P.O. Box 447, Glenwood Springs, Colorado 81602, of the County of Garfield and State of Colorado, Grantee:

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed, and QUITCLAIMED, and by these presents does remise, release, sell, convey and QUITCLAIM unto the Grantee, its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado, described as follows:

LOT 2, RIVERSIDE INDUSTRIAL PARK, according to the Plat thereof recorded September 7, 1980, as Reception No. 405369.

Also known as 6289 County Road 335, New Castle, Colorado 81647.

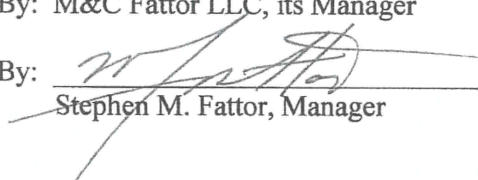
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit, and behoove of the Grantee, his heirs, successors and assigns forever.

NO DOCUMENTARY FEE – Transfer for title purposes, no consideration paid. C.R.S. §39-13-102.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

NYC LLC

By: M&C Fattor LLC, its Manager

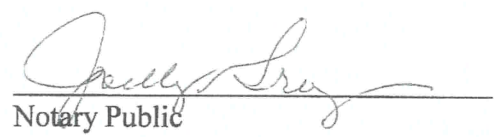
By: 

Stephen M. Fattor, Manager

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The forgoing instrument was acknowledged before me this 22nd day of May, 2014, by Stephen M. Fattor, as Manager of M&C Fattor LLC, Manager of NYC LLC.

Witness my hand and official seal

My commission expires: 1/13/2018
Notary PublicWhen recorded return to M&C Fattor LLC
P.O. Box 447, Glenwood Springs, CO 81602JOELLYN GRUYS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924017036
MY COMMISSION EXPIRES JAN. 13, 2018

Reception#: 849463

05/22/2014 10:49:33 AM Jean Albertico
1 of 1 Rec Fee \$11.00 Doc Fee 0.00 GARFIELD COUNTY CO**STATEMENT OF AUTHORITY**

1. This statement of Authority relates to an entity named:

NYC LLC

2. The type of entity is a:

☐ corporation☐ nonprofit corporation☒ limited liability company☐ general partnership☐ limited partnership☐ registered limited liability
partnership☐ registered limited liability limited partnership☐ limited partnership association☐ unincorporated nonprofit association☐ government or governmental subdivision of agency☐ business trust☐ trust

3. The entity is formed under the laws of the State of Colorado.
4. The mailing address for the entity is P.O. Box 447, Glenwood Springs, Colorado 81602.
5. The name, or position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: M&C Fattor LLC, Manager
6. The authority of the foregoing person to bind the entity is not limited.
7. Other matters concerning the manner in which the entity deals with interests in real property: N/A
8. This statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

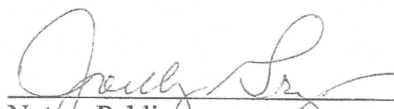
Executed this 22nd day of May, 2014


M&C Fattor LLC, Manager
By: Stephen M. Fattor, Manager

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

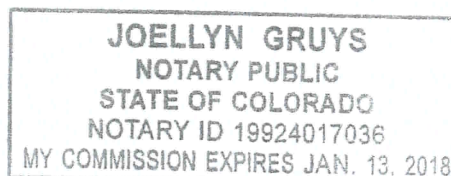
The foregoing instrument was acknowledged before me this 22nd day of May, 2014 by Stephen M. Fattor, as Manager of M&C Fattor LLC, Manager of NYC LLC.

Witness my hand and official seal.


Notary Public

My Commission Expires: 1/13/2018

When recorded return to M&C Fattor LLC
P.O. Box 447, Glenwood Springs, CO 81602



KEITH, FOREST & KELLY
PO BOX 225
NEW CASTLE CO 81647

M&C FATTOR LLC
PO BOX 447
GLENWOOD SPRINGS CO 81602

MATA, MARIA A & JUAN & GONZALE
PO BOX 407
GYPSUM CO 81637

NAP COLORADO #2 LLC
PO BOX 4030
BISMARCK ND 58504

NATIONAL PROPANE, LP
PO BOX 798
VALLEY FORGE PA 19482

NEW CASTLE, TOWN OF
PO BOX 90
NEW CASTLE CO 81647-0166

ROYAL MINI STORAGE, LLC
PO BOX 2526
GLENWOOD SPRINGS CO 81602-2526

TRUSFAB, INC
6181 COUNTY ROAD 335
NEW CASTLE CO 81647-9659

NOTICE OF PUBLIC MEETING Town of New Castle

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

<https://us02web.zoom.us/j/7096588400>

If you prefer to telephone in:

Please call: 1-346-248-7799

Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your
phone to mute until called on

Date: January 22, 2025

Time: 7:00 PM

Place of meeting: 450 W Main St.
Town Hall, New Castle, CO

Review Body: Planning and Zoning Commission

Brief description
Of application: Consideration of a Conditional Use Permit application for outdoor RV,
watercraft, trailer, and other motor vehicle storage in the Riverside
Industrial Park

Legal description: Lot 2, Riverside Industrial Park, according to the Plat thereof
recorded September 7, 1980, as Reception No. 405369

Common address: 6255 CR335, New Castle, CO 81647

Applicant: Grady & Suzanne Hazelton

Landowner: M&C Fattor LLC

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests, or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter.



AFFIDAVIT AS TO NOTICE OF PUBLIC HEARING

I, Grady Frederick Hazelton, do hereby certify that pursuant to ordinances of the Town of New Castle, Colorado, I provided notice of a public hearing before the New Castle Planning Commission on January 22, 2025, regarding a conditional use application by doing the following:

1. At least fifteen (15) days prior to such hearing, I sent a copy of the **attached** Notice of Public Hearing by certified mail to the owners of all property within two hundred and fifty (250) feet of the subject property and to the Town of New Castle.
2. If required by Chapter 16.10 of the New Castle Municipal Code, at least thirty (30) days prior to such hearing, I sent a copy of the **attached** Notice of Public Hearing by certified mail to the owners of mineral estates who have requested notification with respect to the subject property at the Garfield County Clerk and Recorder.
3. At least fifteen (15) days prior to such hearing, I posted notice of the hearing on the property on a sign approved by the Town at least twenty-two (22) inches wide, twenty-six (26) inches high, with letters at least one (1) inch in height. The sign was posted so that it was visible from a public street.
4. At least (15) days prior to such hearing, the **attached** Notice of Public Hearing was published on the Town's website.

[Signature]
Signature

STATE OF COLORADO)
) ss.
COUNTY OF Garfield

Subscribed and sworn to before me this 17th day of January, 2025, by Grady Frederick Hazelton.

Witness my hand and official seal.

[Signature]
Notary Public
My commission expires: July 10, 2027

ROSANA GARCIA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20084026083 MY COMMISSION EXPIRES JULY 10, 2027

From: [Grady Hazelton](#)
To: [Lauren Prentice](#)
Cc: [Paul Smith](#); [Mindy Andis](#)
Subject: Re: CUP items remaining
Date: Monday, January 27, 2025 2:13:56 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is to address the conditions and concerns previously stated as well as those stated at P and Z.

- Hours of operation will start as 8 am til 8pm 7 days a week. This will be adjusted when the automatic gate is installed.
- Security will include 100% fenced and gated facility. Frequent management on site and inspections. Camera system as per conversations with the Chief. Tenant proactive measures to secure their property.
- Trash management will be a "pack it in pack it out" policy with frequent management on sight for any policy violators.
- *Current Registration/ Proof of Insurance. Every vehicle, vessel, or trailer that will be stored must have current registration and proof of insurance on file.
- *Operating hours/No overnight use. Occupant shall have access to the facility during stated hours only. Occupant shall not and shall not permit any guests to spend the night in any vehicle or boat stored on site. THERE IS NO AFTER HOURS USE PERMITTED OF ANY KIND!
- *Only operable vehicles... Only working vehicles, boats and trailers permitted.
- *Drip pans will be required for any vehicle that is deemed necessary.
- * NO TANKS OF ANY KIND IE>>> GRAY BLACK OR FUEL CAN BE DRAINED ON THE PREMISE WITH THE EXCEPTION OF FRESH< POTABLE WATER
- * Remove all valuables and food products from your LOCKED vehicle, trailer or vessel.
- * Electrical outlets are for tenants that have paid for this service and approved usage by the managment.

Sent from [Outlook](#)

TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. TC 2025-04

A RESOLUTION OF THE NEW CASTLE TOWN COUNCIL APPROVING A
CONDITIONAL USE PERMIT FOR OUTDOOR VEHICLE STORAGE ON
PROPERTY LOCATED IN THE INDUSTRIAL ZONE DISTRICT.

WHEREAS, on December 10, 2024, Western Slope Investments, Inc. c/o Grady & Suzanne Hazelton (“Applicant”) submitted a Conditional Use Permit Application (“Application”) concerning property owned by M&C Fattor LLC (“Owner”) described in Exhibit A hereto (the “Property”); and

WHEREAS, the Property is zoned Industrial; and

WHEREAS, the Property is vacant with a chain-link fence around the perimeter; and

WHEREAS, Applicant intends to lease portions of the Property to third parties for outdoor storage of operable RVs and ATVs, watercraft, trailers, trucks, automobiles, and other vehicles (“Outdoor Storage”); and

WHEREAS, Chapter 17.52 of the New Castle Municipal Code (the “Code”) establishes the permitted and conditional uses for the Industrial District; and

WHEREAS, as required under Code § 17.84.040(B), the New Castle Planning and Zoning Commission (“Commission”) held a duly noticed public hearing on January 22, 2025, to consider the Application and has recommend approval of the same; and

WHEREAS, the New Castle Town Council considered the Application at a duly-noticed public meeting held February 4, 2025; and

WHEREAS, pursuant to Code § 17.84.050, based on the Application and documents and testimony presented regarding the sam, subject to the findings and conditions below, the Town Council hereby determines that the Application:

1. is eligible for conditional review under § 17.84.040;
2. is generally compatible with adjacent land uses;
3. meets all requirements of § 17.84.020 of the Code, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;
4. is consistent with the comprehensive plan; and
5. the Town has the capacity to serve the proposed use with fire and police protection.

NOW, THEREFORE, BE IT RESOLVED BY THE NEW CASTLE TOWN COUNCIL AS FOLLOWS:

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the New Castle Town Council.

2. Findings regarding Conditional Use. Town Council hereby finds that, based on the facts and details in the Application and the testimony presented regarding the same, the Outdoor Storage use proposed by Applicant is neither a “self-storage facility,” “auto storage yard,” nor any other permitted or prohibited use listed in Chapter 17.52 of the Code. Accordingly, the use proposed in the Application is a conditional use pursuant to Section 17.52.050 of the Code, is eligible for conditional use review, and requires the issuance of a conditional use permit pursuant to Chapter 17.84 of the Code.

3. Listing of Approved Uses. The following constitute the uses of the Property approved under the Application as a conditional use, which use may be in addition to other permitted uses of the Property as provided in the Town Municipal Code.

A. Use of the Property for the operation of a business providing outdoor storage of operable RVs and ATVs, watercraft, trailers, trucks, automobiles, and other vehicles.

4. Approval. Town Council hereby approves the Application and use of the Property for Outdoor Storage pursuant to § 17.84.050 of the Code, subject to the following conditions:

A. Applicant shall comply with the management policies presented to Town Council.

B. Applicant shall comply with the security plan for the Property presented to Town Council. The number and location of any security cameras used by Applicant shall be reviewed by the Town of New Castle Police Chief.

C. The perimeter fencing on the Property shall be screened on the north and south sides with fabric or otherwise in compliance with Section 17.52.060(D) prior to commencement of Outdoor Storage on the Property. One year after commencement of operations on the Property, Town staff will evaluate based on complaints, changes in adjacent and surrounding land uses, and other relevant factors whether screening of the east and west sides of the Property is required. If staff determines screening is necessary, the additional screening will be consistent with that used on the north and south sides of the Property.

D. Applicant shall comply with the hours of operation presented to Town Council.

E. No equipment, materials, or supplies may be stored on the Property unless the equipment, materials, and/or supplies are stored on a movable trailer or other wheeled and movable vehicle.

F. Applicant shall comply with the trash management plan presented to Town Council.

G. Development of the Property shall be consistent with the site plan shown on Exhibit B to this Resolution.

H. The use approved in the Application shall not be conducted until the Town Planner has issued a conditional use certificate. That certificate shall be issued only after the Applicant has entered into an agreement with the Town specifying that all conditions imposed by the Town Council will be completed and that the use and improvements will be in accordance with the approved Application site plan and development schedule. The conditional use certificate must be issued within one year of the date of final approval by Town Council, or the application is deemed withdrawn by the Applicant and is of no further force and effect.

I. No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.

J. In the event the Town receives any complaints about the use of the site in violation of the conditional use approval or other Code requirements or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the applicant or owner may present testimony or offer other evidence on its behalf.

K. Insofar as necessary, Applicant shall comply with all applicable building and municipal code requirements, including the sign code and performance standards.

L. Any added exterior lighting will be dark sky compliant pursuant to the Comprehensive Plan Goal EN-4.

M. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission or Town Council shall be considered part of the application and binding on the Applicant.

N. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding the Application, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.

THIS RESOLUTION TC 2025-04 was adopted by the New Castle Town Council by a vote of ____ to ____ on the 4th day of February 2025.

TOWN OF NEW CASTLE TOWN COUNCIL

By: _____
Art Riddile, Mayor

ATTEST:

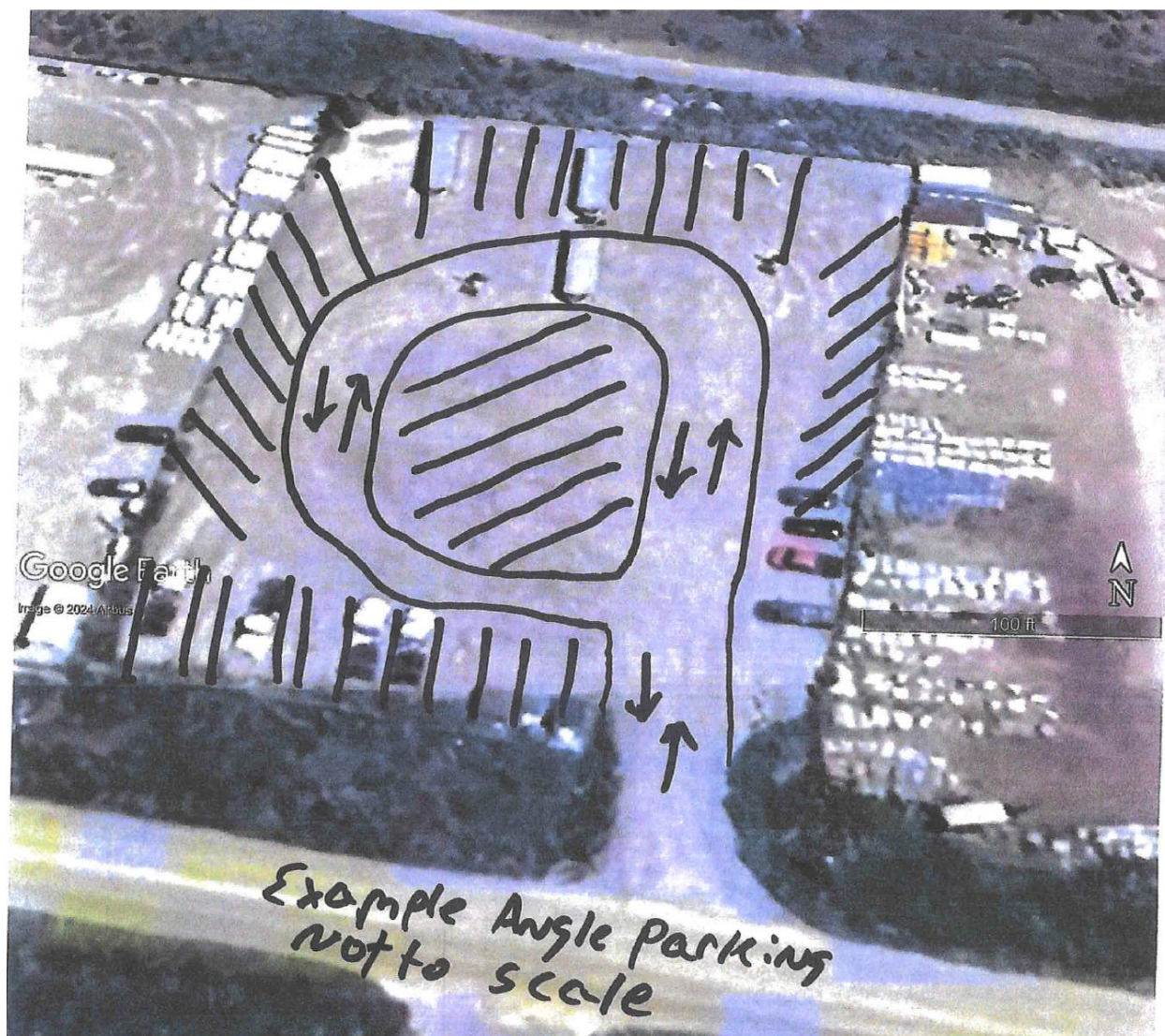
Mindy Andis, Town Clerk

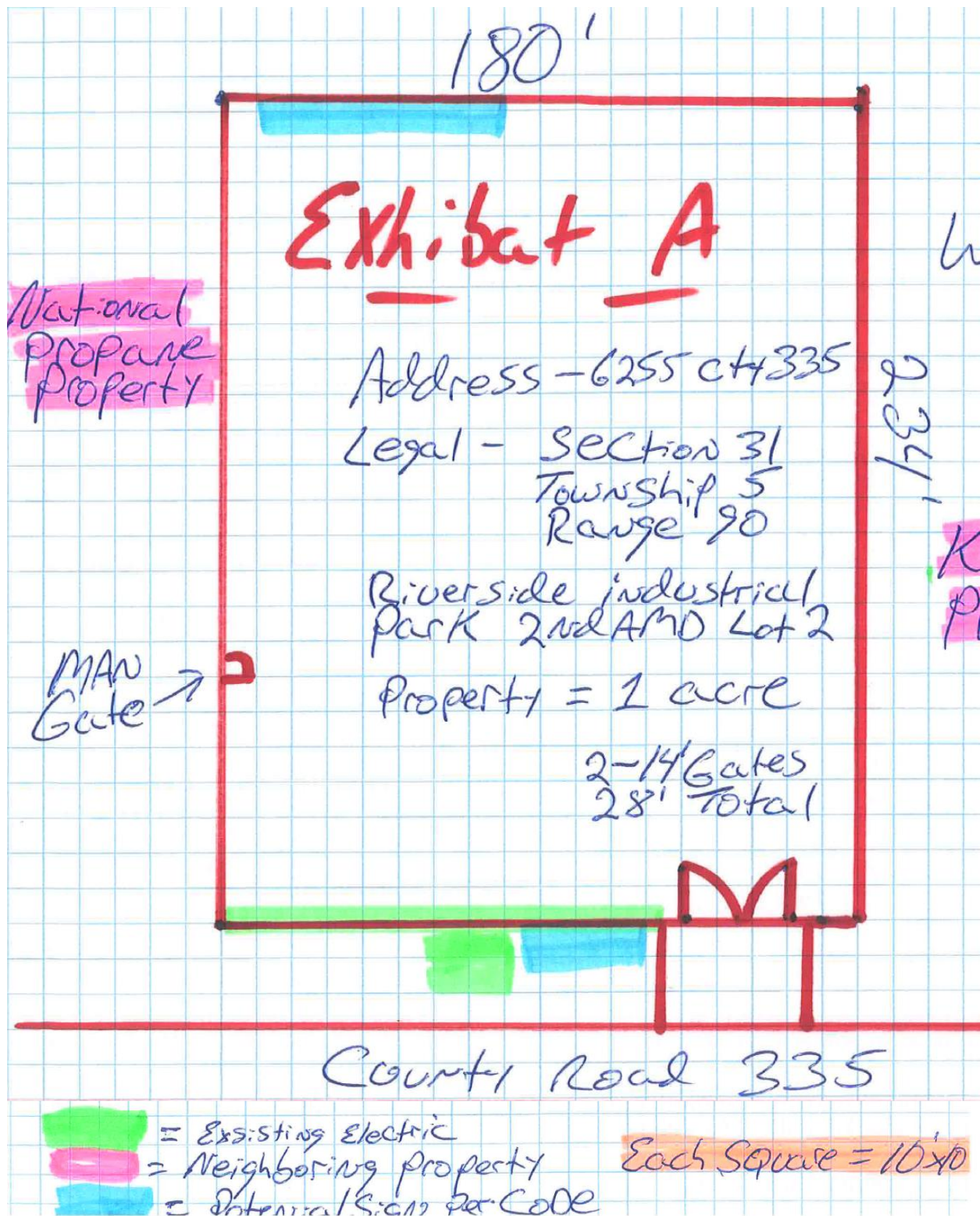
EXHIBIT A
Legal Description

Lot 2, Riverside Industrial Park, according to the plat thereof recorded September 7, 1980,
as Reception No. 405369,

commonly known as 6255 County Road 335, New Castle, CO

EXHIBIT B
Site Plan





**New Castle, Colorado
Planning and Zoning Commission
Wednesday, January 22, 2025, 7:00 PM**

Call to Order

Commission Chair Apostolik called the meeting to order at 7:00 p.m.

Roll Call

Present	Chair Apostolik Commissioner Cotey Commissioner McDonald Commissioner Graham Riddile Commissioner Alternate Parks
Absent	Commissioner Martinez Commissioner Westerlind Commissioner Sass Commission Alternate Rittner

Also present at the meeting was Town Administrator David Reynolds, Town Planner Paul Smith, Assistant Town Attorney Haley Carmer, Deputy Town Clerk Remi Bordelon, and members of the public.

Meeting Notice

Deputy Town Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2025-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Public Hearing

Consider Resolution PZ 2025-1, A Resolution of the New Castle Planning and Zoning Commission approving a conditional use permit.

Chair Apostolik opened the public hearing at 7:01 p.m.

Town Planner Paul Smith reviewed the staff report for commission consideration of a self-storage condition use permit (Exhibit A). He introduced Grady Hazelton and Suzanne Hazelton, the applicants, who were seeking approval for outdoor storage of RVs, watercraft trailers, operable vehicles, and other items in the industrial area on the south side of the Colorado River, next to Truss Fab. Planner Smith explained it was the commission that would determine if the proposed use would be considered eligible and recommended to Council for consideration. He shared an example from a year prior of a similar inquiry from a nearby landowner in the industrial zone with the same interest in exploring storage options. Planner Smith remarked that their inquiry was discussed and staff's interpretation was their use would be considered 'auto-storage' which was

not permitted. He added that the landowner had the option to go through the land use permitting process to determine eligibility with the Planning and Zoning Commission, which that particular landowner did not elect to do, but was what Mr. Hazelton was doing with his proposal. He reminded the commission that they would be determining Mr. Hazelton's eligibility of his proposed use.

Mr. Hazelton introduced himself as a long-time resident of New Castle, having lived in the area for the majority of his life. He and his wife, Suzanne, raised their two kids in New Castle, and he was familiar with the community's needs. Mr. Hazelton shared that he had operated a few businesses in New Castle in the past, and continued to run a restaurant in the area, which he had owned for over 20 years. He was looking to embark on a new venture that he believed was much needed for the town. The proposed storage facility was intended to address the community's requirement for additional storage space, particularly given the local demand for a place to keep recreational vehicles, toy haulers, boats, and other similar items. Mr. Hazelton emphasized that the proposal would not serve as a construction yard but would rather focus on recreational items, like those stored at similar facilities, which had waiting lists due to high demand. He expressed hope for a positive reception by the commission and council, looking to provide a valuable service to the town.

Planner Smith provided background information on the proposal, noting that recent parking prohibitions in town had increased the need for vehicle storage. He explained that since the town introduced new parking restrictions on the streets due to COVID, the availability of parking, especially in the right of way, became more limited, heightening the demand for additional storage solutions. The proposal included up to 70 spaces in a fenced area with plans for a security gate to manage access and ensure safety. Paul described the industrial area zoning code, which categorized uses into permitted, non-permitted, and conditional categories. The proposed storage for recreational vehicles, watercraft, and other operable vehicles didn't clearly fall under the typical definitions in the town's code, leading to its classification under conditional uses. This meant the proposal required approval from the Planning and Zoning Commission, where they would assess compatibility with adjacent land uses, consistency with the comprehensive plan, and capacity to serve the proposed use. The commission also had to consider whether this type of storage should be viewed as a permitted use, similar to self-storage, or remain as a conditional use, given its implications for local property use and community aesthetics.

Planner Smith outlined the criteria for conditional use permits, which included factors such as eligibility, compatibility with adjacent land uses, consistency with the comprehensive plan, and capacity to serve the proposed use. He elaborated that the proposed storage facility needed to be assessed against these criteria to determine if it qualified as a conditional use, especially given its location in the industrial zone. Particular attention was given to whether the storage facility would harmonize with neighboring land uses without causing significant disruptions. Planner Smith further explained the zoning code, which separates land uses into permitted, non-permitted, and conditional categories. The challenge with Mr. Hazelton's proposal stemmed from the fact that the town's zoning code did not clearly define the terms 'self-storage' and 'automobile storage', leading to some ambiguity about how the proposed outdoor storage of RVs, trailers, and similar items should be classified. This posed a dilemma

for the Planning and Zoning Commission, as they had to decide whether the operation leaned more toward the concept of a self-storage facility as a permitted use, or resembled an auto storage yard, which was not allowed.

Commissioner Cotey asked for clarification on the permitted use by right definition for 'self-storage' where a site plan review would not be conducted. Attorney Carmer clarified that there wasn't an administrative review process for permitted uses. She added that, if deemed/defined by the commission, the 'self-storage' use would need a business license with the town but no further review would be conducted by the commission. Administrative Reynolds added that if deemed a conditional use, then review would be conducted by the commission. Mr. Hazelton expressed his content with labeling the use as conditional and going through the review process with Planning and Zoning.

The other question the commission discussed was the difference between 'self-storage facility' versus 'self-storage' in regard to the permitting process. The commission discussed the nuances of these definitions and the potential implications of the conditional use permit. They challenged whether Mr. Hazelton's planned facility could be classified akin to self-storage—thereby potentially bypassing the need for a conditional use permit—or if it required such a permit due to its possible classification as an outdoor or auto storage yard. Planner Smith emphasized the need for clarity to help guide the commission's recommendation to the council, stressing that their interpretation would set a precedent for future applications in similar zoning contexts. Planner Smith said they did not find any inconsistency with adjacent land uses.

Alternate Commissioner Parks identified that the 'self-storage' definition aligns with what Mr. Hazelton would require from storage customers: all vehicles would require proof of ownership, insurance and be operable. Commissioner Cotey questioned why the intended use would not be classified as auto-storage. Administrator Reynolds clarified that the storage of multiple types of mobilized vehicular and non-mobilized recreational vehicles clouded the definition for auto-storage and would be at the commission's discretion to categorize the use. Attorney Carmer added that auto-storage was more thought of the property owner owning and servicing the stored vehicles in the yard versus renting a space for outdoor vehicle storage.

The commission discussed the differences between self-storage facilities, auto storage yards, and outdoor storage. They considered examples from other areas in town and challenged whether the proposed use should be classified as a permitted use (self-storage facility) or a conditional use. Mr. Hazelton clarified that he was seeking approval for the storage of recreational vehicles, toy haulers, boats, and similar items, rather than construction equipment or daily-use vehicles. He emphasized the need for storage in the community, noting waiting lists at similar facilities in nearby areas.

Commissioner Riddle stated he felt the use should be categorized as a conditional use. Commissioner McDonald said a conditional use permit would provide the town with the opportunity to oversee the proposed use. Commissioner Cotey agreed with the need for a conditional use permit for the purpose of overseeing the proposal. She added that incorporating administrative reviews for certain permits, instead of a commission review, might be good to consider for future proposals to save time for the applicant.

Chair Apostolik closed the public hearing at 7:44 p.m.

The commission discussed various aspects of the proposal, including:

- Screening requirements: the commission discussed the necessity and extent of screening for the property, considering existing vegetation, fencing, and potential fabric screening. Mr. Hazelton noted he was not against screening but was hesitant on its effectiveness as the road and visual vantage point was higher than a screen would conceal. The commission agreed to modify the resolution to include specific screening requirements for the front and back of the property, with a review by staff after one year to determine if additional screening was necessary on the sides.
- Hours of operation: Mr. Hazelton proposed access hours from 6 AM to 10 PM for security reasons.
- Environmental concerns: the commission discussed potential measures to prevent spills or contamination, such as adding a small berm along the riverside. Mr. Hazelton said there would be a lease agreement that included a statement not allowing draining aside from fresh water.
- Site layout: Mr. Hazelton explained his plans for designated spots and angled parking to facilitate easy access and maneuverability.
- Security measures: Mr. Hazelton discussed plans for cameras and hands-on management to ensure security.
- Utilities: The presence of existing electrical service was noted, with potential future expansion to offer electrical hookups for stored vehicles.

Commissioner Cotey suggested clarifying the definitions for 'auto-storage' and 'self-storage' for future reference. Planner Smith said he would bring that request to Council. He added that Condition C needed to be stricken from the resolution as it was added by mistake.

MOTION: Commissioner McDonald made a motion to approve Resolution PZ 2025-1, A Resolution of the New Castle Planning and Zoning Commission approving a conditional use permit with the elimination of Condition C and amendment of Condition D regarding screening. Chair Apostolik seconded the motion, and it passed with a voice vote: Chair Apostolik: Yes; Commissioner Cotey: Yes; Commissioner McDonald: Yes; Commissioner Riddile: Yes; Alternate Commissioner Parks: Yes.

Staff Reports

Deputy Clerk Bordelon made an announcement regarding the difficulty in capturing accurate minutes due to overlapping conversations during meetings. She reminded the commission of the importance of speaking clearly and avoiding side conversations to ensure accurate transcription of the meetings.

Commission Comments and Reports

Commissioner Cotey asked about the process to replace a porta potty shelter at Alder Park. Administrator Reynolds explained that the shelter vandalism eventually resulted in the shelter burning down. He added that replacing a vandalized feature immediately often times results in it happening again. He said replacement of the porta potty

shelter was not on the top of the list for town projects. Commissioner Cotey requested it be considered for replacement sooner rather than later.

Review Minutes from Previous Meeting

MOTION: Chair Apostolik made a motion to approve the November 13, 2024 meeting minutes. Commissioner McDonald seconded the motion and it passed unanimously.

MOTION: Chair Apostolik made a motion to adjourn the meeting. Commissioner Riddile seconded the motion and it passed unanimously.

The meeting adjourned at 8:13 p.m.

Respectfully Submitted,

Chuck Apostolik, Commission Chair

Remi Bordelon, Deputy Town Clerk

Exhibits

Exhibit A – Staff Report for Resolution PZ2025-1.

DRAFT

**TOWN OF NEW CASTLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ 2025-1**

A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING
COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE
PERMIT FOR OUTDOOR VEHICLE STORAGE ON PROPERTY LOCATED
IN THE INDUSTRIAL ZONE DISTRICT.

WHEREAS, on December 10, 2024, Western Slope Investments, Inc. c/o Grady & Suzanne Hazelton ("Applicant") submitted a Conditional Use Permit Application ("Application") concerning property owned by M&C Fattor LLC ("Owner") described in Exhibit A hereto (the "Property"); and

WHEREAS, the Property is zoned Industrial; and

WHEREAS, the Property is vacant with a chain-link fence around the perimeter; and

WHEREAS, Applicant intends to lease portions of the Property for outdoor storage of operable RVs, watercraft, trailers, and other vehicles ("Outdoor Storage"); and

WHEREAS, Chapter 17.52 of the New Castle Municipal Code (the "Code") establishes the permitted and conditional uses for the Industrial District; and

WHEREAS, as required under Code § 17.84.040(B), the New Castle Planning and Zoning Commission ("Commission") held a duly noticed public hearing on January 22, 2025, to consider the Application; and

WHEREAS, pursuant to Code § 17.84.050, and subject to the findings and conditions below, the Commission hereby determines that the Application:

1. is eligible for conditional review under § 17.84.040;
2. is generally compatible with adjacent land uses;
3. meets all requirements of § 17.84.020 of the Code, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;
4. is consistent with the comprehensive plan; and
5. the Town has the capacity to serve the proposed use with fire and police protection.

NOW, THEREFORE, BE IT RESOLVED BY THE NEW CASTLE PLANNING AND ZONING COMMISSION AS FOLLOWS:

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the New Castle Planning and Zoning Commission.

2. Findings regarding Conditional Use. The Commission hereby finds that, based on the facts and details in the Application and the testimony presented at the hearing, the Outdoor Storage use being proposed by Applicant is neither a “self-storage facility,” “auto storage yard,” nor any other permitted or prohibited use listed in Chapter 17.52 of the Code. Accordingly, the use proposed in the Application is a conditional use pursuant to Section 17.52.050 of the Code, is eligible for conditional use review, and requires the issuance of a conditional use permit pursuant to Chapter 17.84 of the Code.

3. Listing of Approved Uses. The following constitute the uses of the Property that the Commission recommends be approved under the Application as a conditional use, which may be in addition to other permitted uses of the Property.

A. Use of the Property for the operation of a business providing outdoor storage of operable RVs and ATVs, watercraft, trailers, trucks, automobiles, and other vehicles.

4. Recommendation. The Planning and Zoning Commission hereby recommends that the Town Council approve the Application and use of the Property for Outdoor Storage pursuant to § 17.84.050 of the Code, subject to the following conditions:

A. Applicant shall provide proposed management policies demonstrating consistency with and enforcement of Town performance standards for review and approval by Town Council.

B. Applicant shall provide a security plan for the Property for review and approval by Town Council. To the extent security cameras are part of the plan, the number and location of the security cameras shall be reviewed by the Town of New Castle Police Chief.

C. Perimeter fencing shall be screened on the north and south sides with fabric or otherwise in compliance with Section 17.52.060(D) prior to commencement of Outdoor Storage on the Property. One year after commencement of operations on the Property, Town staff will evaluate based on complaints, changes in adjacent and surrounding land uses, and other relevant factors whether screening of the east and west sides of the Property is required. If staff determines screening is necessary, the additional screening will be consistent with that used on the north and south sides of the Property.

D. Applicant shall provide hours of operation for review and approval by Town Council.

E. No auxiliary equipment, materials, or supplies shall be stored onsite

F. Applicant shall provide a trash management plan for review and approval by Town Council.

CA

G. The use approved in the Application shall not be conducted until the Town Planner has issued a conditional use certificate. That certificate shall be issued only after the Applicant has entered into an agreement with the Town specifying that all conditions imposed by the Town Council will be completed and that the use and improvements will be in accordance with the approved Application site plan and development schedule. The conditional use certificate must be issued within one year of the date of final approval by Town Council, or the application is deemed withdrawn by the Applicant and is of no further force and effect.

H. No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.

I. In the event the Town receives any complaints about the use of the site in violation of the conditional use approval or other Code requirements or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the applicant or owner may present testimony or offer other evidence on its behalf.

J. Insofar as necessary, Applicant shall comply with all applicable building and municipal code requirements, including the sign code and performance standards.

K. Any added exterior lighting will be dark sky compliant pursuant to the Comprehensive Plan Goal EN-4.

L. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission or Town Council shall be considered part of the application and binding on the Applicant.

M. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding the Application, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.

N. Development of the Property shall be consistent with the site plan shown on Exhibit B, as such site plan may be ultimately approved by the Town Council.

THIS RESOLUTION PZ 2025-01 was adopted by the New Castle Planning and Zoning Commission by a vote of 5 to 0 on the 22nd day of January, 2025.

NEW CASTLE PLANNING AND
ZONING COMMISSION

By: 
Chuck Apostolik, Chair

ATTEST: 
Remi Bordelon, Deputy Town Clerk

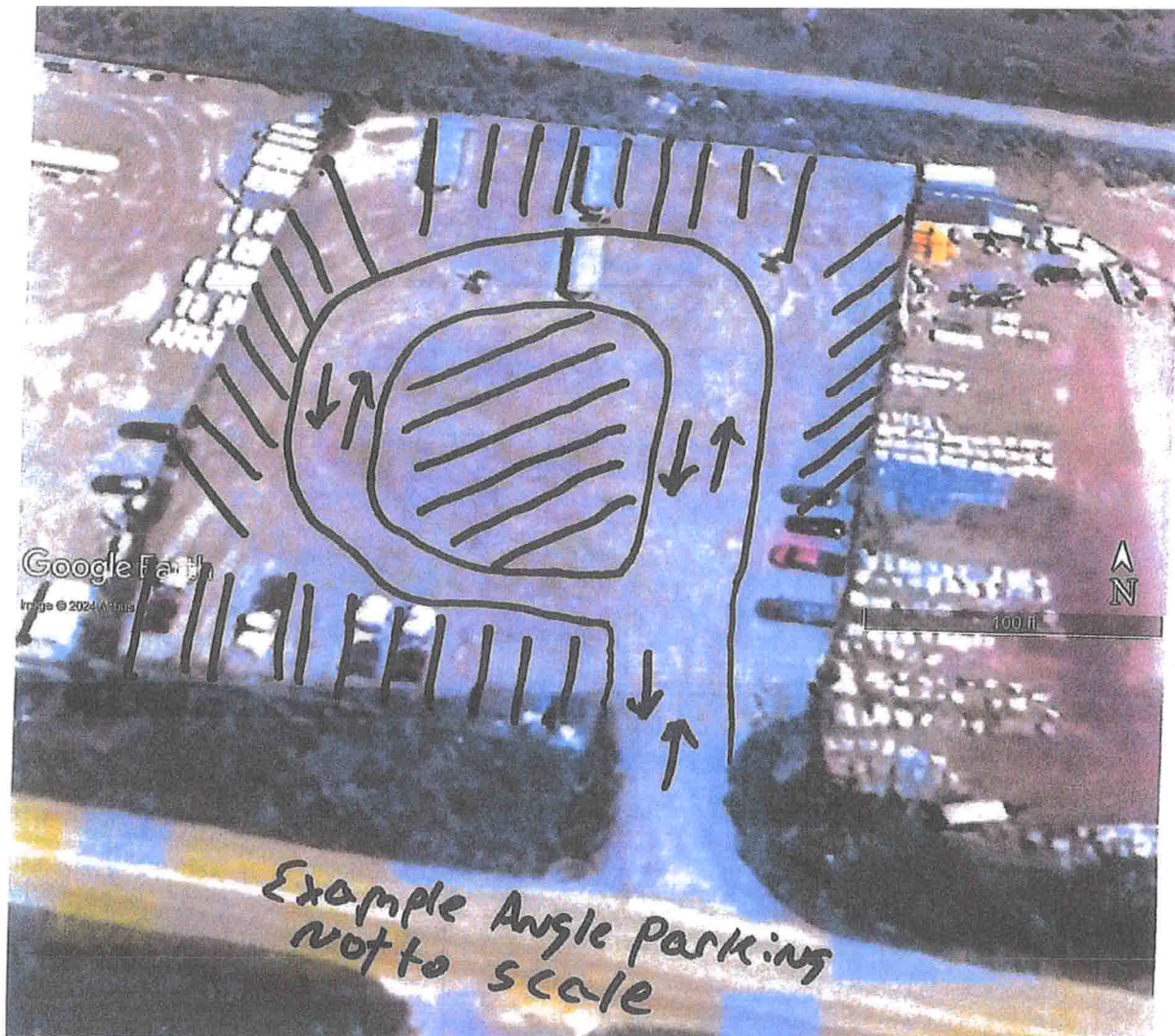


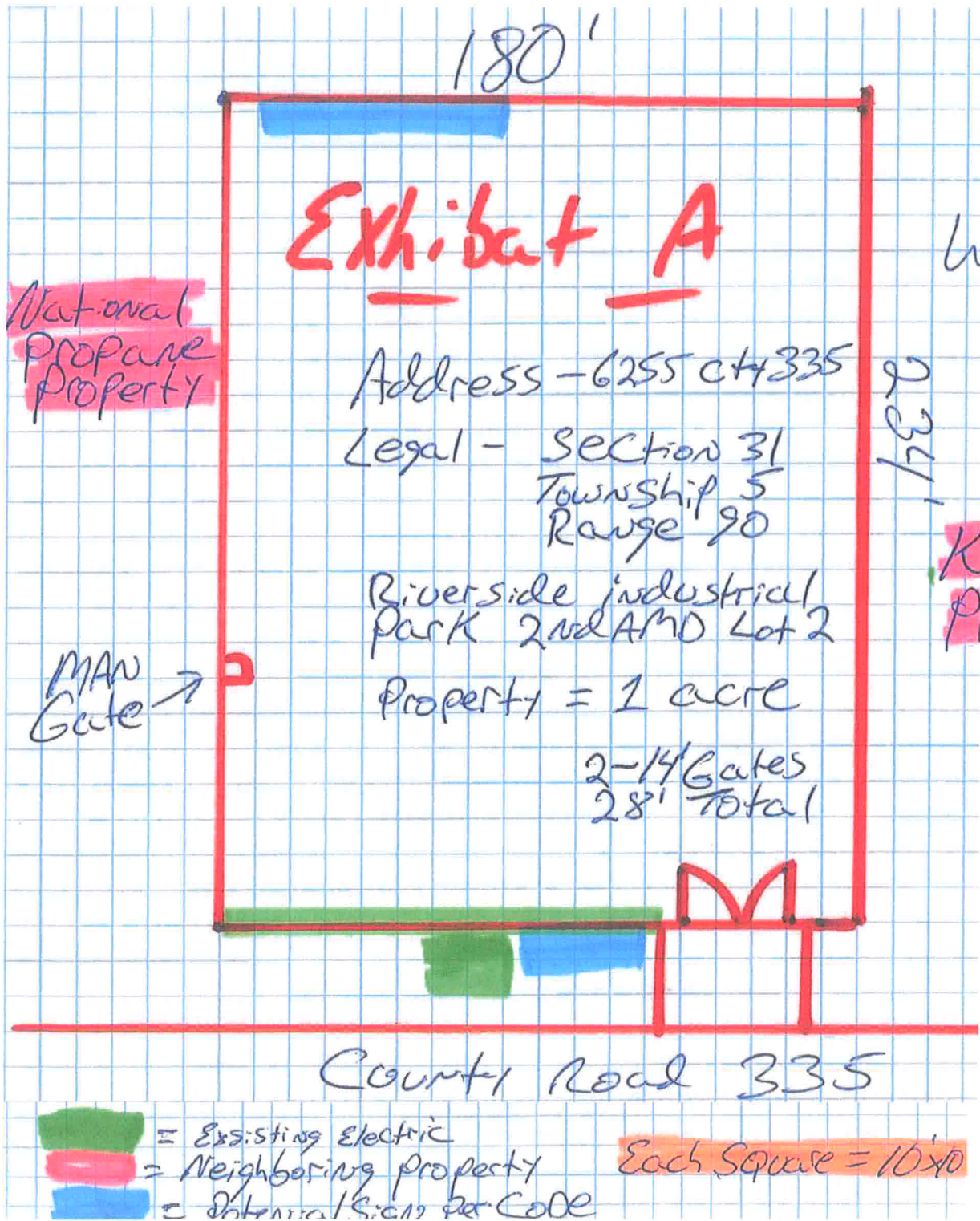
EXHIBIT A
Legal Description

Lot 2, Riverside Industrial Park, according to the plat thereof recorded September 7, 1980, as Reception No. 405369,

commonly known as 6255 County Road 335, New Castle, CO

EXHIBIT B
Site Plan





**Town of New Castle**

450 W. Main Street
PO Box 90
New Castle, CO 81647

Administration Department

Phone: (970) 984-2311

Fax: (970) 984-2716

www.newcastlecolorado.org

Memorandum

To: Mayor & Council

From: David Reynolds

Re: Agenda Item – Introduction to new Castle Valley Ranch property owner

Date: 01/29/2025

The purpose of this agenda item is to introduce Maarjon Pasha to Town Council. As Council is aware, a large portion of undeveloped land in Castle Valley Ranch that was previously owned by CVRI has recently sold. As the new property owner, Maarjon is excited about her connection to New Castle and looks forward to working with the town in a way that compliments the great things that New Castle has already accomplished. Staff wishes to take this time to introduce Maarjon to Town Council. It is important to understand that this is simply a time to meet Maarjon and that no development applications are under consideration.

Finance	Personnel	Public Safety
Meets as needed	Meets as needed	Meets as needed
Mayor A Riddile	Mayor Pro Tem Hazelton	Mayor Pro Tem Hazelton
Councilor Copeland	Mayor A Riddile	Mayor A Riddile
Councilor G Riddile	Councilor Copeland	Councilor Copeland
Councilor Hazelton	Councilor G Riddile	Councilor G Riddile
	Councilor Leland	Councilor Leland
	Councilor Mariscal	Councilor Mariscal
	Councilor Carey	Councilor Carey
Public Works	Detox Center Representative	Associated Governments of Northwest Colorado Representative
Meets as needed	TBD	Meets 3 rd Wednesday 9:00AM Various Locations
Mayor Pro Tem Hazelton	Councilor Mariscal	Councilor Hazelton
Mayor A Riddile		Councilor Mariscal(alternate)
Councilor Copeland		
Councilor G Riddile		
Councilor Leland		
Councilor Mariscal		
Councilor Carey		
Board of Zoning Adjustment	RFTA Board of Directors Representative	GarCo Senior Programs Board Representative
Meets as needed	Meets 2 nd Thursday 8:30 AM Carbondale	Meets fourth Friday 9:00 AM New Castle
Mayor A. Riddile	Mayor A Riddile	Town Clerk Mindy Andis
Councilor Leland	Councilor Copeland (alternate)	Councilor Copeland(alternate)
Councilor Mariscal		
Councilor Carey		
Councilor Copeland		
Councilor G. Riddile (alternate)		
Councilor Hazelton (alternate)		
Garfield County Weed Advisory Board Representative	Garfield Clean Energy Board Representative	Garfield County Energy Advisory Board Representative
Meets 4-5 times/year @ Rifle Road & Bridge Facility	Meets 2 nd Fridays 1:00PM in Glenwood Springs or Rifle	Meets 1 st Thursday 6:00 PM in Rifle
Parks Manager Ryan Barkman	Councilor Leland	Mayor A Riddile
Councilor G Riddile (alternate)	Councilor Copeland(alternate) Dave Reynolds (alternate)	Councilor G Riddile (alternate)

Meetings are at New Castle Town Hall unless otherwise noted

Planning & Zoning Commission			
Meets 2 nd and 4 th Wednesdays 7:00 PM		Council representative	
Chuck Apostolik (Chair)	April 2026	Councilor Carey	May 2024 - Oct 2024
Brian Westerlind	April 2028	Mayor A. Riddile	Nov 2024 - Apr 2025
Mark McDonald	April 2026	Councilor G. Riddile	May 2025 - Oct 2025
Julie Martinez	April 2026	Mayor A. Riddile	Nov 2025 - Apr 2026
Beth Sass	April 2028		
Alison Bourquin	April 2028		
Richard Parks (alternate)	April 2026		
Bronwyn Rittner (alternate)	April 2026		

Historic Preservation Commission			
Meets 3 rd Monday 6:30 PM			
Mari Riddile	April 2028	Council representative	
Dick Fletcher	April 2028	Councilor Hazelton	May 2024 - Oct 2024
Ruth Fletcher	April 2026	Councilor Hazelton	Nov 2024 - Apr 2025
Vacant		Councilor Copeland	May 2025 - Oct 2025
Tom Fuller (alternate)	April 2025	Councilor Copeland	Nov 2025 - Apr 2026
Planning & Zoning Representative			
Richard Parks	April 2026		

Climate and Environment Commission			
Meets 3 rd Thursday 4:30 PM			
Tom Elder (Chair)	April 2026	Council representative	
Sharon Morris	April 2028	Councilor Leland	
Derek Anglemeyer	April 2028		
Vacant	April 2026		
Myrna Candreia	April 2026		
Tom Elder	April 2026		

Parks/Open Committee	Space/Trails/Recreation
Meets 1 st Wednesday 6:00 PM (as Needed)	
Ryan Barkman	
Kelley Cox	
John Wenzel	

Meetings are at New Castle Town Hall unless otherwise noted



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Memorandum

To: Mayor & Council
From: David Reynolds
Re: Agenda Item – Consideration of CEC Bag Fees Usage
Date: 01/29/2025

The purpose of this agenda item is to consider recommendations from the Climate Environment Committee (CEC) for use of the Plastic Bag Fees that have been collected over the past two years in accordance with Colorado's Plastic Reduction Act HB 21-1162. Per state law, municipalities that receive funding through this program are obligated to create programs to use these funds toward certain approved programs that ultimately help to reduce waste and clean the environment. Town Council has tasked the CEC with developing and overseeing projects that meet the guidelines of this program, but ultimately it is Town Council's responsibility to approve the Bag Fee budget. This agenda item seeks Council's approval of CEC's recommended budget and project list.

Proposal for Bag Fee Fund (Revised)

Rebates of \$500-800 to businesses which perform new sustainability/environmental projects (for example, replacing Styrofoam to go boxes; providing recycle containers for patrons; installing energy-efficient appliances; planting a tree)	\$8000
Earth Day Drawing: Ten 6-month EverGreen ZeroWaste subscriptions:	\$1500
Purchase reusable bowls and cups for Chili Cookoff (replace disposable paper products)	\$750
Public Education program (schools, library, contests, etc.)	\$1000
Cleanup day for East Elk Trails, shooting range, Mt. Medaris, trailheads, etc. (supplies, lunch, donation to RFOV and RFMBA)	\$2500
Town contribution to Colorado River Wildfire Collaborative	\$3000
Additional funds to CEC for sustainability/environmental projects TBD	\$1000
Earth Day advertising and supplies	\$500
Matching funds for EV charging station grant	
	\$18, 250

Remainder in reserve, designated to cost overruns and/or late-breaking project ideas

**New Castle Town Council Regular Meeting
Tuesday, January 21, 2025, 7:00 PM**

Call to Order

Mayor Art Riddile called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Councilor Carey
Councilor Mariscal
Councilor Hazelton
Mayor A. Riddile
Councilor Leland
Councilor G Riddile

Absent Councilor Copeland

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, and members of the public.

MOTION: Mayor A. Riddile made a motion to excuse Councilor Copeland and absence. Councilor Mariscal seconded the motion and it passed unanimously.
Meeting Notice

Clerk Andis verified that her office gave notice of the meeting in accordance with resolution TC 2025-1.

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

There were no agenda changes

Citizen Comments on Items not on the Agenda

There were no citizen comments

Consultant Reports

Consultant Attorney – not present

Consultant Engineer – not present

Items for Consideration

Consider a Letter of Interest from Julia Koch for Appointment to Seat on Climate and Environment Commission

Town Administrator Dave Reynolds introduced Julia Koch as being interested in one of the two vacant seats on Climate and Environment Commission (CEC Ms. Koch submitted a letter of interest and attended the last CEC meeting.

1 Mayor A. Riddile asked Ms. Koch how long she had lived in New Castle, to which she
2 replied a year and a half.

3 Ms. Koch provided background on her experience, mentioning her work doing trail crew at
4 Rocky Mountain National Park for a few summers. She explained how this work gave her a
5 new appreciation for resourcefulness and respect for nature. Ms. Koch currently works in
6 healthcare at Mountain View in the physical therapy department.

7 Councilor Leland noted Ms. Koch's trail work experience and mentioned that the town was
8 planning on funding some trail cleanup. He suggested Ms. Koch experience could be
9 valuable for those efforts.

10 Councilor Carey expressed appreciation for Ms. Koch's trail work experience. She informed
11 Ms. Koch about the Roaring Fork Outdoor Volunteer group in case Julia wanted to continue
12 doing trail work.

13 **MOTION: Councilor Leland made a motion to appoint Julia Koch to the Climate**
14 **and Environment Commission, Councilor Carey seconded the motion and it**
15 **passed unanimously.**

16 **Presentation – Colorado River Valley Economic Development Partnership**
17 **(CRVEDP) Alicia Gresley**

18 Administrator Reynolds introduced Alicia Gresley to the council.

19 Ms. Gresley gave a presentation on the organization's work (Exhibit A). She explained that
20 the partnership was formed by town managers from municipalities in Western Garfield
21 County to approach economic development in a new way, focusing on diversifying the
22 economic environment and providing better jobs close to home.

23 Ms. Gresley highlighted the unique aspects of each municipality in the region and
24 emphasized the importance of keeping people working and spending time within the
25 region. She outlined the organization's values: community vitality, innovation,
26 empowerment, resilience, and collaboration.

27 Ms. Gresley reported that CRVEDP had received a capacity-building grant from the
28 Colorado Energy Office for \$80,000 per year over three years. This funding will allow them
29 to pursue projects such as a Western Garfield County data project to better understand
30 the region's economic landscape.

31 Mayor A. Riddile asked other than the grant you received from Colorado Energy Office,
32 how else is CRVEDP being financed. Ms. Gresley said the first year, was the municipalities
33 contributing, including New Castle. We also had Garfield County Libraries, and we had
34 CHAPHA contributed which total about \$75,000. In 2025 AGNC graciously offered us the
35 ability to utilize their contribution project, which is a tax incentive, tax credit. If you get
36 any contribution made by an individual business organization to our organization gets a
37 25% state tax credit in addition to there being a tax deductible under the 501c3.

38 Ms. Gresley said they are always looking for grants to fit them, not building a project to fit
39 a grant. Also, believe the majority of funding should come from private industry, big
40 utilities such as the oil and gas, and big businesses that want see success in the future of
41 our region. Also, we're looking at potentially revolving loan fund type concept. It's done in
42 a lot of other economic development organizations. It means you can build it up so that

1 you can be self-funded eventually based on the revolving aye interest. So, a lot of stuff to
2 consider, but the long-term goal is to essentially be more self-funded rather than
3 expecting municipalities to continue to fund this.
4 Councilor Hazelton said there are a couple of bills being introduced on clean energy which
5 involves nuclear. He asked what role, if any will CRVEDP see being a part of. Ms. Gresley
6 said that is where the relationship with AGNC will be pivotal.
7 Councilor Leland said would like to see t least one or wo projects get started. New Castle
8 has been subject to a lot of studies. Most recently, New Castle had a study of Main Street
9 leading to a downtown comprehensive plan. The town has lots of studies, lots of opinions,
10 and nothing's gotten off the ground. Ms. Gresley asked what project the town would like
11 to see get off of the ground. Councilor Leland said to make sure to preserve the downtown
12 businesses. Ms. Gresley said from a regional perspective, the opportunities are
13 transportation and exploring opportunities, whether it's with RFTA or Parachute Area
14 Transit System (PATs).
15 Councilor G. Riddle asked if CRVEDP trying to tackle the housing problems. Ms. Gresley
16 said currently there are several organizations out there trying to tackle the housing issue.
17 CRVEDP could do as a partnership is help connect the ecosystem of resources to drive
18 towards the common goal of live, work and play in our communities.

19 **Update – Garfield County Public Environmental Health Department (Mosquito**
20 **Control Program) Jannette Whitcomb**

21 Administrator Reynolds said each year Garfield County Environmental Health work county
22 wide to provide cost-effective mosquito control programs. Often hiring qualified
23 contractors, the program works to utilize environmentally sensitive techniques to control
24 the mosquito population without negatively impacting the environment. The county relies
25 on municipal support to manage these programs within municipal boundaries.
26 Administrator Reynolds introduced Jannette Whitcomb to the council.
27 Ms. Whitcomb presented an overview of the county's cooperative mosquito control
28 program (Exhibit B). She explained that Vector Disease Control International (VDCI) is the
29 contracted specialist that conducts mosquito surveillance and control work. Ms. Whitcomb
30 provided details on the West Nile virus transmission cycle and the life cycle of mosquitoes.
31 She outlined the surveillance and control work conducted by VDCI, including larval control
32 and adult mosquito surveillance. In New Castle, 14.4 acres were treated with larvicide in
33 the previous year. Ms. Whitcomb also discussed the adult mosquito surveillance program
34 and the testing for West Nile virus. She reported that in 2024, there were no West Nile
35 virus cases detected in Garfield County, compared to a higher number of cases in previous
36 years.
37 Mayor A. Riddle asked what do you attribute the downturn of the West Nile Virus from the
38 previous year in 2024. Because the treatment seems like the same for every year. Mr.
39 Josh Willimas, said disease transmission cycle is usually a the drier the summer, the more
40 stressed the birds become. And the birds are the reservoir population for the disease. And
41 so, there's more stress they get because they can't access water, then their disease
42 increases. And so, the spillover chance for the mosquito to the bird and then the greater
43 increase of the virus. It's just a little bit complicated cycle in that part of what is looking at

1 the balance between disease control and nuisance population control. And so, keeping a
2 consistent program regardless of kind of those patterns helps too. VDCI is constantly
3 checking sites to see when the mosquitos active and also looking at the population. With
4 that information gives us data that works well.
5 Councilor Mariscal asked how information is getting put out and is it in Spanish. Ms.
6 Whitcomb said community outreach person will reach out to the Spanish radio stations as
7 well as the newspaper in Spanish. The posters are in English and Spanish. If there is a
8 humas case we will step up the outreach and work with the communications specialist.

9 **Proclamation Honoring the Coal Ridge High School Coed Cheer Team**

10 Mayor A. Riddile read the proclamation into the record.

11 **Consent Agenda**

12 Items on the consent agenda are routine and non-controversial and will be approved by
13 one motion. There will be no separate discussion of these items unless a council member
14 or citizen requests it, in which case the item will be removed from the consent agenda.
15

16 January 7, 2025 minutes
17

18 **MOTION: Mayor A. Riddile made a motion to approve the Consent Agenda.**
19 **Councilor Mariscal seconded the motion and it passed unanimously.**
20

21 **Staff Reports**

22 **Town Administrator** – Administrator Reynolds said he had a meeting with Jeanne Golay
23 and representatives from Garfield County Community Development regarding the county's
24 review of Nutrient Farms application. The application will be going to the county P&Z
25 board Wednesday, January 29, 2025. The county have been taking comments about
26 Nutrient Farms proposal. One issue raised was owners' suggestion of using the Lova
27 Trail's bridge as an emergency route if access to Nutrient Farms is cut off. The Lova Trail
28 has not been built. The MOU that the town entered into in 2018 with then the prospective
29 buyer of the land, said within the next two years we would solidify an easement through
30 Nutrient Farms for the local trail and the buyer granted us a construction easement
31 through the property. Unfortunately, the project fell apart for various reasons. The local
32 trail is in concept only. The MOU has dissolved because we didn't meet the two-year
33 deadline. Administrator Reynolds said he has drafted a letter to submit to Garfield County
34 Planning & Zoning as what the town's position is. The town still has a desire for Lova Trail
35 to connect New Castle through Nutrient Farm and eventually through South Canyon. But,
36 that doesn't mean we're not interested in a trail connection between New Castle and
37 Nutrient Farm. The town, we appreciate connectivity, and our comp plan, when a new
38 developer comes in to Castle Valley Ranch or Lakota Canyon Ranch, one of our
39 comprehensive plan, guidelines, principles, goals is that New Castle has that trail
40 connectivity. Administrator Reynolds said there was also discussion regarding wastewater
41 discharge from Nutrient Farms. This is a unique situation because the farm does not tie
42 into any municipal wastewater treatment plant. However, the property does have several

1 series of septic systems of holding ponds. The town's comment on that is that as the
2 project moves along, the town certainly reserves the right for our engineers to review
3 those systems and then figure out what type of permitting and what type of effects it
4 would have on the river. They are within our area of disturbance of land and wastewater
5 discharge whereas we'd have our engineers look at that. Those plans aren't ready yet for
6 the town to review. Nutrient Farms are currently going before the County for zoning
7 changes. Administrator Reynolds said the town is concerned about the intersection at the
8 bridge across to County Road 335. Nutrient Farm Owner Andy Bruno has discussed these
9 issues with the county, and they are aware of our concerns. As a dark sky compliant
10 town, we also focus on minimizing light trespass. We want to avoid noticeable lighting
11 impacts from the proposed venue along I-70. He said police coverage was discussed
12 regarding the Nutrient Farms project. Given its proximity to town, our police are likely to
13 be the first responders if an incident occurs, despite it being in the county. The town
14 offers mutual support with the county for emergency coverage. Administrator Reynolds
15 said the county has talked with Town Planner Paul Smith about the industrial zone. The
16 industrial Zone is the western portion of the project. Nutrient Farm does border with
17 neighbors that's not Nutrient Farms. One of the things the town is looking at is its
18 compatibility with the neighboring property.
19 Councilor G. Riddile asked if the town's engineer would be looking at the traffic study up
20 to County Road 335 interchange. Administrator Reynolds said yes, the engineer has
21 looked at the study. When the report was analysis, the intersection called for minor
22 improvements.
23 Councilor G. Riddile said he was fine with the industrial zoning where it's being proposed.
24 Councilor Carey has concerns about the industrial zoning close to residential and to be
25 aware of the uses. Administrator Reynolds said currently by Riverpark there is a yard full
26 of heavy equipment. At some point Mr. Burno did advertise equipment for lease on the
27 Nutrient Farms property. Councilor Carey said if the industrial zone was more inside of the
28 property and not right on the edge of the property would work better.
29 Councilor Leland said there have been a lot of comments on line and the most concern
30 was traffic. The traffic from County Road 335 would be using the bridge, using a lot of
31 the traffic would be going onto the highway, which will exacerbate the ramp situation,
32 which CDOT said they'll fix. Then, some of the traffic will be coming into town, which is
33 good because it brings some business, but at the same time it brings more traffic
34 problems.
35 Councilor Hazelton said the county will have some control over Nutrient Farms. But the
36 county does not have control over the 36-acre parcels that are stacked up on each other.
37 We are going to start to see storage yards and such.
38 John Leybourne from Garfield County said the 36-acre parcels are currently zoned as
39 rural. The county has had a lot of people go in without permits and the county had done a
40 lot of actions on those. The owners have been required to submit permits through the
41 town for watershed protection. Therefore, the county is keeping an eye on those lots.
42 Making sure the lots are being developed correctly.
43 Administrator Reynolds said himself, Planner Smith and Assistant Rochelle Firth did a
44 presentation for the Glenwood Springs Realtors Association. They were able to give them

1 an update on projects that the town is working on, events and developments.
2 Administrator Reynolds said the town is continuing to work with the Wildfire Collaborative.
3 The Collaborative has applied for a grant for hiring a director and should know in a couple
4 of weeks. He had spoken with FMLD to see if there were any partnership grant possibilities
5 between the town CRFR for wildfire mitigation work.
6 Administrator Reynolds said he would like to schedule a capitol committee meeting
7 because there is grant cycles coming up.
8 Administrator Reynolds said he had a meeting with New Castle Trails. The conversation
9 was about who New Castle Trails are now and what their vision is for the future. Also
10 talked with RFMBA for trails maintenance. The conclusion was New Castle Trails would like
11 to bring back some version of Rides and Reggae. New Castle Trails have agreed to attend
12 the POSTR meetings. The first POSTR meeting will be February 5, 2025. Public Works
13 Director John Wenzel will prepare the agenda and get it posted. At some point New Castle
14 Trails will be introduced to the council.
15 Administrator Reynolds asked the council for ideas for the County Commissioner Joint
16 Meeting to please let him know. Administrator Reynolds said the joint meeting is normally
17 held in the big room at the community center or the library, however both are booked.
18 Staff are trying to figure out where to hold the meeting.
19 Administrator Reynolds said he and Planner Smith have been in conversations with the
20 owner of TC Midwest who owns the commercial parcels and residential parcels in Castle
21 Valley Ranch. TC Midwest will be taking a step back and a new look at the properties and
22 what is best for New Castle. Administrator Reynolds had suggested to TC Midwest to have
23 a pre-application meeting with the council.
24 Administrator Reynolds said on March 4, 2025, Amy Moyer will be coming in to give an
25 update to the council about the Shoshone Water Rights.
26 Administrator Reynolds said he will be out of the office January 30 & 31, 2025 and again
27 from February 7-14, 2025.

28
29 **Town Clerk** – Clerk Andis said she had nothing to report.

30 **Town Treasurer** – not present

31 **Town Planner** – not present

32 **Public Works Director** – not present

33 **Commission Reports**

34 **Planning & Zoning Commission** – have not met

35 **Historic Preservation Commission** – have not met

36 **Climate and Environment Commission** – Councilor Leland said the commission
37 appointed Sharon Morris as commission chair and Myrna Candrea as commission vice
38 chair. The commission did confirm the Elemental Film for February 12, 2025, at 6pm at
39 the library. The commission did approve the bag fee budget with the council's
40 recommendations. The bag fee budget will come to the council for final approval.
41 Administrator Reynolds said the law says there has to be an approved budget or plan for
42 the bag fee. Since CEC is an advisor board to the council, the council would need to
43 formally approve the budget or plan. Councilor Leland said the town is being recognized
44 particular Earth Days and being a model for rest of the county. Councilor Leland said

1 Commission Chair Tom Elder had passed away his service will be early April. The
2 commission is suggesting planting a tree with a plaque in his honor. The commission will
3 coordinate with the parks department.
4

5 **Senior Program** –have not met

6 **RFTA** – Mayor A. Riddile said in the years past RFTA has received approximately \$45
7 million in grants. \$35 million was for the completion of the Glenwood Maintenance Facility,
8 which includes a new office building, with housing for employees and 5 electric buses.
9 Most of the grant money came from the FTA.

10 **AGNC** – have not met

11 **GCE** – Councilor Leland said they discussed the energy saving programs that are available
12 to the public. They will be continuing the energy saving rebates. GCE didn't get the grant
13 money for the EV charging stations which they had applied for.

14 **EAB** – have not met

15 **Detox** – have not met

16 **Council Comments**

17 Councilor Carey asked staff to look at the Siberian Elm Tree next to the green bridge. The
18 property owner is concerned because the tree is leaning and afraid it will fall on his or his
19 neighbor's house. However, the owner is not sure whose property the tree is on.
20 Mayor A. Riddile said he, Administrator Reynolds and Public Works Director Wenzel had
21 attend the FMLD awards luncheon. FMLD in the spring had awarded \$400k for the
22 roundabout and \$25k for playground equipment for Kay Willimas Park. Then in the fall
23 had awarded \$500k for the wastewater offices, \$25K for the community center air
24 conditioning. Which totals \$950k worth of grants for the town. FMLD had award \$160k to
25 KSE which the town is partners with. The town has also received the Grantee of the year
26 for the second time from FMLD which comes with \$10k mini grant. The town is the only
27 organization to have received the award twice. To receive the award there are 5
28 conditions that have to be met: alignment with the district's mission and the Federal
29 Mineral Lease District Act, quality of the projects, quality of the applications, timelessness
30 of project completions, and compliance with program rules and guidelines. So, a huge
31 thanks to our grant writers. Mayor A. Riddile said he has to resign from the P&Z
32 Commission due to health issues. The seat needs to be filled with another councilor.
33 Administrator Reynolds said there is a meeting tomorrow night and we are having a
34 difficult time getting a quorum. Administrator Reynolds suggested having a councilor
35 attend the meeting tomorrow night and then at the next meeting appoint a councilor to fill
36 the remaining time of the seat. Clerk Andis said the seat will be filled until May 1, 2025,
37 and Councilor G. Riddile will start May 1, 2025. There was a brief conversation and
38 Councilor G. Riddile would fill in tomorrow night if he could. Councilor Carey said she could
39 if Councilor G. Riddile couldn't but would be a little late.
40
41

1 **Items for Future Council Agenda**

2 Councilor Carey asked to have the 36-acre parcels discussion for the joint BOCC meeting.
3 Mayor A. Riddile asked to have renderings of the landscaping for the roundabout at the
4 joint meeting.

5 **Adjourn**

6 **MOTION: Mayor A. Riddile made a motion to adjourn. Councilor Mariscal**
7 **seconded the motion and it passed unanimously.**

8 The meeting adjourned at 8:56p.m.

9
10 Respectfully submitted,

11
12
13
14 _____
15 Mayor Art Riddile

16 _____
17 Town Clerk Mindy Andis, CMC

TOWN OF NEW CASTLE - BILLS ALLOWED SUMMARY - JANUARY 2025

01/2025 INVOICES PAID	\$734,480.93
VIX PARK LOAN PAYMENT	5,129.61
NET PAYROLL (2)	175,868.13
FED & STATE EMPLOYMENT TAXES (2)	68,541.55
RETIREMENT PLAN PAYMENTS (2)	35,527.17
CREDIT CARD FEES	<u>1,688.95</u>
01/2025 TOTAL PAYMENTS	<u>\$ 1,021,236.34</u>

LESS CAPITAL EXPENDITURES *	(28,779.90)
LESS CHARGE-BACKS **	(11,405.25)
LOAN PAYMENTS	(252,381.08)
RESTITUTION PAYMENTS	-
DEPOSIT REFUNDS	<u>(350.00)</u>

01/2025 OPERATING EXPENSES: \$ 728,320.11

*** CAPITAL:**

Raw Water Irrigation - FMLD/ARPA	6,635.60
Digester Blower Building - FMLD Grant	6,689.03
Jumping Jack and Demo Saw	4,595.00
Kay Williams Playground - FMLD Grant	6,844.14
Round-a-bout desing Phase 1, 2, 3, 4 - FLMD Grant	2,711.80
Police Vehicles Equipment	<u>1,304.33</u>
Total	<u><u>28,779.90</u></u>

****CHARGE-BACKS:**

Developer costs	<u>11,405.25</u>
-----------------	------------------

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
89	A-1 Collection Agency, LLC	01102025-JR	Case No. 2023C030355 01	01/10/2025	567.64	.00	567.64	58004	01/16/2025
		01242025-JR	Case No. 2023C030355 01	01/24/2025	521.24	.00	521.24	58057	01/30/2025
Total 89:					1,088.88	.00	1,088.88		
213	AFLAC	721091	01.2025 premium	01/12/2025	143.39	.00	143.39	58005	01/16/2025
Total 213:					143.39	.00	143.39		
377	Alpine Bank	0272 -Dec 10	187 beacon-digester blowe	12/10/2024	197.09	.00	197.09	58001	01/16/2025
		0272 -Jan 10	harbor freight-tools-wwtr	01/10/2025	932.00	.00	932.00	58058	01/30/2025
		0314 -Dec 10	walmart-office supplies-ps	12/10/2024	73.55	.00	73.55	58001	01/16/2025
		0314 -Dec 10	walmart-office supplies-ps	12/10/2024	46.81	.00	46.81	58001	01/16/2025
		0314 -Dec 10	usps-postage-ps	12/10/2024	73.00	.00	73.00	58001	01/16/2025
		0314 -Dec 10	city-market-water-ps	12/10/2024	7.50	.00	7.50	58001	01/16/2025
		0314 -Dec 10	walmart-ice melt-ps	12/10/2024	39.30	.00	39.30	58001	01/16/2025
		0314 -Dec 10	walmart-shop w/a cop-ps	12/10/2024	398.16	.00	398.16	58001	01/16/2025
		0314 -Dec 10	walmart-shop w/a cop-ps	12/10/2024	257.85	.00	257.85	58001	01/16/2025
		0314 -Dec 10	walmart-shop w/a cop-ps	12/10/2024	263.02	.00	263.02	58001	01/16/2025
		0314 -Dec 10	walmart-shop w/a cop-ps	12/10/2024	249.44	.00	249.44	58001	01/16/2025
		0314 -Dec 10	walmart-shop w/a cop-ps	12/10/2024	247.56	.00	247.56	58001	01/16/2025
		0314 -Dec 10	walmart-shop w/a cop-ps	12/10/2024	254.45	.00	254.45	58001	01/16/2025
		0314 -Dec 10	walmart-uniform-ps	12/10/2024	26.95	.00	26.95	58001	01/16/2025
		0314 -Dec 10	13 fifty apparel-uniform-ps	12/10/2024	145.00	.00	145.00	58001	01/16/2025
		0314 -Dec 10	galls-uniform-ps	12/10/2024	362.94	.00	362.94	58001	01/16/2025
		0314 -Dec 10	amazon-uniform-ps	12/10/2024	90.79	.00	90.79	58001	01/16/2025
		0314 -Dec 10	mantle clothing-uniform-ps	12/10/2024	124.50	.00	124.50	58001	01/16/2025
		0314 -Dec 10	tacticalgear-uniform-ps	12/10/2024	42.90	.00	42.90	58001	01/16/2025
		0314 -Dec 10	13 fifty apparel-uniform-ps	12/10/2024	78.95	.00	78.95	58001	01/16/2025
		0314 -Dec 10	la police gear inc-uniform-p	12/10/2024	114.53	.00	114.53	58001	01/16/2025
		0314 -Dec 10	amazon-uniform-ps	12/10/2024	41.00	.00	41.00	58001	01/16/2025
		0314 -Dec 10	walmart-uniform-ps	12/10/2024	64.00	.00	64.00	58001	01/16/2025
		0314 -Dec 10	amazon-uniform-ps	12/10/2024	79.95	.00	79.95	58001	01/16/2025
		0314 -Dec 10	amazon-uniform-ps	12/10/2024	105.94	.00	105.94	58001	01/16/2025
		0314 -Dec 10	amazon-uniform-ps	12/10/2024	105.32	.00	105.32	58001	01/16/2025
		0314 -Dec 10	amazon-equipment-ps	12/10/2024	36.30	.00	36.30	58001	01/16/2025
		0314 -Jan 10	city market-water-ps	01/10/2025	7.50	.00	7.50	58058	01/30/2025
		0314 -Jan 10	galls-uniform-ps	01/10/2025	282.96	.00	282.96	58058	01/30/2025
		0314 -Jan 10	walmart-uniform-ps	01/10/2025	64.00-	.00	64.00-	58058	01/30/2025
		0314 -Jan 10	walmart-uniform-ps	01/10/2025	106.17	.00	106.17	58058	01/30/2025
		0314 -Jan 10	galls-uniform-ps	01/10/2025	131.21-	.00	131.21-	58058	01/30/2025
		0314 -Jan 10	amazon-equipment-ps	01/10/2025	352.00	.00	352.00	58058	01/30/2025
		0314 -Jan 10	amazon-equipment-ps	01/10/2025	359.96	.00	359.96	58058	01/30/2025
		0314 -Jan 10	primary arms-equipment-p	01/10/2025	335.03	.00	335.03	58058	01/30/2025
		0314 -Jan 10	amazon-equipment-ps	01/10/2025	196.20	.00	196.20	58058	01/30/2025
		0330 -Jan 10	boot barn-uniform-wtr	01/10/2025	215.96	.00	215.96	58058	01/30/2025
		0346 -Dec 10	amazon-binding machine-r	12/10/2024	38.99	.00	38.99	58001	01/16/2025
		0346 -Dec 10	city-market-kids pizza party	12/10/2024	46.64	.00	46.64	58001	01/16/2025
		0346 -Dec 10	amazon-pool for toddler tim	12/10/2024	32.29	.00	32.29	58001	01/16/2025
		0346 -Dec 10	city-market-carrots - fall act	12/10/2024	2.47	.00	2.47	58001	01/16/2025
		0346 -Jan 10	cbi online-background chec	01/10/2025	30.00	.00	30.00	58058	01/30/2025
		0346 -Jan 10	epic sports-coach shirts-re	01/10/2025	240.10	.00	240.10	58058	01/30/2025
		0346 -Jan 10	big 5-compressor-rec	01/10/2025	39.99	.00	39.99	58058	01/30/2025
		0346 -Jan 10	amazon-scorebooks-rec	01/10/2025	44.99	.00	44.99	58058	01/30/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0346 -Jan 10	big 5-game balls-rec	01/10/2025	159.98	.00	159.98	58058	01/30/2025
		0346 -Jan 10	amazon-pickleball racks-re	01/10/2025	101.85	.00	101.85	58058	01/30/2025
		0353 -Dec 10	walmart-tire gauge-ps	12/10/2024	19.53	.00	19.53	58001	01/16/2025
		0353 -Jan 10	city market-meals-ps	01/10/2025	26.42	.00	26.42	58058	01/30/2025
		0353 -Jan 10	o'reilly-battery-ps	01/10/2025	181.32	.00	181.32	58058	01/30/2025
		0353 -Jan 10	super vacuum-comm svc g	01/10/2025	149.67	.00	149.67	58058	01/30/2025
		0353 -Jan 10	o'reilly-battery-ps	01/10/2025	203.32	.00	203.32	58058	01/30/2025
		0355 -Dec 10	adobe-adobe-b&p	12/10/2024	23.99	.00	23.99	58001	01/16/2025
		0355 -Dec 10	swift comm-fin asst ad-adm	12/10/2024	1,374.00	.00	1,374.00	58001	01/16/2025
		0355 -Dec 10	city market-employee supp	12/10/2024	17.54	.00	17.54	58001	01/16/2025
		0355 -Dec 10	city market-coffee-admin	12/10/2024	16.48	.00	16.48	58001	01/16/2025
		0355 -Dec 10	city market-office supplies-	12/10/2024	29.35	.00	29.35	58001	01/16/2025
		0355 -Dec 10	amazon-office supplies-ad	12/10/2024	17.32	.00	17.32	58001	01/16/2025
		0355 -Dec 10	amazon-office supplies-ad	12/10/2024	56.47	.00	56.47	58001	01/16/2025
		0355 -Dec 10	amazon-office supplies-ad	12/10/2024	12.50	.00	12.50	58001	01/16/2025
		0355 -Dec 10	adobe-adobe-admin	12/10/2024	140.93	.00	140.93	58001	01/16/2025
		0355 -Dec 10	faxpipe-fax service-admin	12/10/2024	10.95	.00	10.95	58001	01/16/2025
		0355 -Dec 10	zoom-zoom-admin	12/10/2024	15.99	.00	15.99	58001	01/16/2025
		0355 -Dec 10	column public notice-legal	12/10/2024	61.09	.00	61.09	58001	01/16/2025
		0355 -Dec 10	camca-court membership-c	12/10/2024	50.00	.00	50.00	58001	01/16/2025
		0355 -Dec 10	amazon-cleaning supplies-t	12/10/2024	24.90	.00	24.90	58001	01/16/2025
		0355 -Dec 10	city market-cleaning suppli	12/10/2024	49.93	.00	49.93	58001	01/16/2025
		0355 -Dec 10	adobe-adobe-rec	12/10/2024	23.99	.00	23.99	58001	01/16/2025
		0355 -Dec 10	walmart-work pants DB-wtr	12/10/2024	147.88	.00	147.88	58001	01/16/2025
		0355 -Dec 10	walmart-office supplies-wtr	12/10/2024	17.79	.00	17.79	58001	01/16/2025
		0355 -Dec 10	fedex-shipping-wtr	12/10/2024	15.76	.00	15.76	58001	01/16/2025
		0355 -Dec 10	adobe-adobe-wtr	12/10/2024	23.99	.00	23.99	58001	01/16/2025
		0355 -Dec 10	mesa county health-lab tes	12/10/2024	102.00	.00	102.00	58001	01/16/2025
		0355 -Dec 10	mesa county health-lab tes	12/10/2024	102.00	.00	102.00	58001	01/16/2025
		0355 -Dec 10	mesa county health-lab tes	12/10/2024	75.00	.00	75.00	58001	01/16/2025
		0355 -Jan 10	adobe-adobe-b&p	01/10/2025	23.99	.00	23.99	58058	01/30/2025
		0355 -Jan 10	goofballs party stores-xma	01/10/2025	220.83	.00	220.83	58058	01/30/2025
		0355 -Jan 10	amazon-office supplies-ad	01/10/2025	36.12	.00	36.12	58058	01/30/2025
		0355 -Jan 10	amazon-office supplies-ad	01/10/2025	12.13	.00	12.13	58058	01/30/2025
		0355 -Jan 10	amazon-office supplies-ad	01/10/2025	43.98	.00	43.98	58058	01/30/2025
		0355 -Jan 10	amazon-batteries-admin	01/10/2025	47.98	.00	47.98	58058	01/30/2025
		0355 -Jan 10	amazon-calendar - firth-ad	01/10/2025	17.67	.00	17.67	58058	01/30/2025
		0355 -Jan 10	adobe-adobe-admin	01/10/2025	140.93	.00	140.93	58058	01/30/2025
		0355 -Jan 10	faxpipe-internet fax svcs-a	01/10/2025	10.95	.00	10.95	58058	01/30/2025
		0355 -Jan 10	zoom-zoom-admin	01/10/2025	15.99	.00	15.99	58058	01/30/2025
		0355 -Jan 10	adobe-adobe - cornejo-rec	01/10/2025	10.64	.00	10.64	58058	01/30/2025
		0355 -Jan 10	adobe-adobe - welk-rec	01/10/2025	10.64	.00	10.64	58058	01/30/2025
		0355 -Jan 10	adobe-adobe-rec	01/10/2025	23.99	.00	23.99	58058	01/30/2025
		0355 -Jan 10	adobe-adobe-wtr	01/10/2025	23.99	.00	23.99	58058	01/30/2025
		0355 -Jan 10	tractor supply-metal rod-wtr	01/10/2025	5.99	.00	5.99	58058	01/30/2025
		0355 -Jan 10	mesa county health-lab tes	01/10/2025	102.00	.00	102.00	58058	01/30/2025
		0355 -Jan 10	colorado cwp-training SB-w	01/10/2025	50.00	.00	50.00	58058	01/30/2025
		0355 -Jan 10	psi exams-training SB-wtr	01/10/2025	104.00	.00	104.00	58058	01/30/2025
		0355 -Jan 10	fiber optic cable-wtr	01/10/2025	300.00	.00	300.00	58058	01/30/2025
		0363 -Dec 10	lazy bear-team meal/vet da	12/10/2024	123.09	.00	123.09	58001	01/16/2025
		0363 -Dec 10	garco sheriff-document svc	12/10/2024	54.50	.00	54.50	58001	01/16/2025
		0363 -Dec 10	maverik-fuel-ps	12/10/2024	20.03	.00	20.03	58001	01/16/2025
		0363 -Dec 10	james hardie-siding sample	12/10/2024	80.00	.00	80.00	58001	01/16/2025
		0363 -Jan 10	cmv-lot line adj pdf-b&p	01/10/2025	3.00	.00	3.00	58058	01/30/2025
		0363 -Jan 10	raising canes-meals-ps	01/10/2025	26.77	.00	26.77	58058	01/30/2025
		0363 -Jan 10	smashburger-meals-ps	01/10/2025	39.66	.00	39.66	58058	01/30/2025
		0371 -Dec 10	city-market-employee supp	12/10/2024	5.68	.00	5.68	58001	01/16/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0371 -Dec 10	city-market-meals-senior lu	12/10/2024	11.36	.00	11.36	58001	01/16/2025
		0371 -Dec 10	mcdonalds-meals-mtng-ad	12/10/2024	28.97	.00	28.97	58001	01/16/2025
		0371 -Dec 10	city-market-misc-Lucy-adm	12/10/2024	20.17	.00	20.17	58001	01/16/2025
		0371 -Dec 10	oreilly-veh exp-admin	12/10/2024	65.14	.00	65.14	58001	01/16/2025
		0371 -Jan 10	vaudeville-raffle prize xmas	01/10/2025	200.00	.00	200.00	58058	01/30/2025
		0371 -Jan 10	hogback pizza-raffle prize x	01/10/2025	75.00	.00	75.00	58058	01/30/2025
		0371 -Jan 10	pig & duck-raffle prize xma	01/10/2025	100.00	.00	100.00	58058	01/30/2025
		0371 -Jan 10	city market-staff breakfast-	01/10/2025	142.19	.00	142.19	58058	01/30/2025
		0371 -Jan 10	walmart-xmas party decor-	01/10/2025	92.72	.00	92.72	58058	01/30/2025
		0371 -Jan 10	wash by u-veh exp-admin	01/10/2025	10.60	.00	10.60	58058	01/30/2025
		0371 -Jan 10	cmv-veh exp-admin	01/10/2025	5.83	.00	5.83	58058	01/30/2025
		0397 -Dec 10	city-market-kids kitchen-rec	12/10/2024	24.34	.00	24.34	58001	01/16/2025
		0397 -Dec 10	city-market-kids kitchen-rec	12/10/2024	31.27	.00	31.27	58001	01/16/2025
		0397 -Dec 10	family dollar-crafts-rec	12/10/2024	74.24	.00	74.24	58001	01/16/2025
		0397 -Dec 10	city-market-fun fall activity	12/10/2024	180.58	.00	180.58	58001	01/16/2025
		0397 -Dec 10	amazon-arts-rec	12/10/2024	42.85	.00	42.85	58001	01/16/2025
		0397 -Dec 10	amazon-arts-rec	12/10/2024	44.25	.00	44.25	58001	01/16/2025
		0397 -Dec 10	amazon-arts-rec	12/10/2024	15.60	.00	15.60	58001	01/16/2025
		0397 -Dec 10	amazon-arts-rec	12/10/2024	49.67	.00	49.67	58001	01/16/2025
		0397 -Dec 10	amazon-arts-rec	12/10/2024	30.96	.00	30.96	58001	01/16/2025
		0397 -Dec 10	amazon-after school-rec	12/10/2024	196.62	.00	196.62	58001	01/16/2025
		0397 -Dec 10	amazon-after school-rec	12/10/2024	29.98	.00	29.98	58001	01/16/2025
		0397 -Dec 10	walmart-cc kitchen & office	12/10/2024	42.86	.00	42.86	58001	01/16/2025
		0397 -Dec 10	amazon-white board clean	12/10/2024	23.03	.00	23.03	58001	01/16/2025
		0397 -Dec 10	amazon-blender-rec	12/10/2024	35.47	.00	35.47	58001	01/16/2025
		0397 -Dec 10	amazon-blender lid-rec	12/10/2024	8.46	.00	8.46	58001	01/16/2025
		0397 -Dec 10	amazon-coolers-rec	12/10/2024	79.98	.00	79.98	58001	01/16/2025
		0397 -Dec 10	walmart-chili cookoff-rec	12/10/2024	133.58	.00	133.58	58001	01/16/2025
		0397 -Dec 10	city-market-chili cookoff-rec	12/10/2024	25.71	.00	25.71	58001	01/16/2025
		0397 -Dec 10	NC coffee-pickleball prizes-	12/10/2024	30.00	.00	30.00	58001	01/16/2025
		0397 -Jan 10	wristbandbros-little hooper	01/10/2025	85.00	.00	85.00	58058	01/30/2025
		0397 -Jan 10	amazon-little hoopers-rec	01/10/2025	59.96	.00	59.96	58058	01/30/2025
		0397 -Jan 10	city market-kids kitchen-rec	01/10/2025	30.35	.00	30.35	58058	01/30/2025
		0397 -Jan 10	city maket-culinary arts-rec	01/10/2025	45.51	.00	45.51	58058	01/30/2025
		0397 -Jan 10	amazon-fire cider-rec	01/10/2025	108.38	.00	108.38	58058	01/30/2025
		0397 -Jan 10	amazon-bad art-rec	01/10/2025	135.31	.00	135.31	58058	01/30/2025
		0397 -Jan 10	city market-kids kitchen-rec	01/10/2025	53.81	.00	53.81	58058	01/30/2025
		0397 -Jan 10	amazon-arts-rec	01/10/2025	50.87	.00	50.87	58058	01/30/2025
		0397 -Jan 10	vistaprint-bad art stickers-r	01/10/2025	15.82	.00	15.82	58058	01/30/2025
		0405 -Dec 10	osm-osm delivery-wtr	12/10/2024	60.00	.00	60.00	58001	01/16/2025
		0405 -Dec 10	american wtr college-traini	12/10/2024	349.99	.00	349.99	58001	01/16/2025
		0405 -Jan 10	amazon-office supplies-wtr	01/10/2025	146.65	.00	146.65	58058	01/30/2025
		0405 -Jan 10	fedex-shipping-wtr	01/10/2025	15.76	.00	15.76	58058	01/30/2025
		0405 -Jan 10	osm-osm-wtr	01/10/2025	90.00	.00	90.00	58058	01/30/2025
		0405 -Jan 10	amazon-water tank-wtr	01/10/2025	63.18	.00	63.18	58058	01/30/2025
		0405 -Jan 10	mesa county health-lab tes	01/10/2025	75.00	.00	75.00	58058	01/30/2025
		0488 -Dec 10	grease monkey-veh maint-	12/10/2024	122.99	.00	122.99	58001	01/16/2025
		0504 -Dec 10	intl code council-ICC mem	12/10/2024	170.00	.00	170.00	58001	01/16/2025
		0512 -Dec 10	smartforce-subscription-ps	12/10/2024	649.93	.00	649.93	58001	01/16/2025
		0512 -Dec 10	amazon-uniform-ps	12/10/2024	39.99	.00	39.99	58001	01/16/2025
		0512 -Dec 10	skd tactical-uniform-ps	12/10/2024	58.15	.00	58.15	58001	01/16/2025
		0512 -Dec 10	amazon-uniform-ps	12/10/2024	37.94	.00	37.94	58001	01/16/2025
		0512 -Dec 10	amazon-uniform-ps	12/10/2024	52.95	.00	52.95	58001	01/16/2025
		0512 -Jan 10	amazon-equipment-ps	01/10/2025	169.66	.00	169.66	58058	01/30/2025
		0538 -Dec 10	walmart-xmas paper & gift	12/10/2024	22.90	.00	22.90	58001	01/16/2025
		0538 -Dec 10	walmart-xmas breakfast-ad	12/10/2024	28.68	.00	28.68	58001	01/16/2025
		0538 -Dec 10	walmart-senior bingo-admi	12/10/2024	265.61	.00	265.61	58001	01/16/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0538 -Dec 10	walmart-cookie bags-sr lun	12/10/2024	14.28	.00	14.28	58001	01/16/2025
		0538 -Dec 10	amazon-ww IPAD case-wtr	12/10/2024	26.48	.00	26.48	58001	01/16/2025
		0538 -Dec 10	amazon-ww IPAD case-ww	12/10/2024	26.47	.00	26.47	58001	01/16/2025
		0538 -Jan 10	walmart-xmas breakfast &	01/10/2025	49.38	.00	49.38	58058	01/30/2025
		0538 -Jan 10	walmart-affle baskets-adm	01/10/2025	312.67	.00	312.67	58058	01/30/2025
		0538 -Jan 10	walmart-Dave's bday-admi	01/10/2025	127.17	.00	127.17	58058	01/30/2025
		0538 -Jan 10	amazon-office supplies-ad	01/10/2025	25.52	.00	25.52	58058	01/30/2025
		0538 -Jan 10	amazon-office supplies-ad	01/10/2025	14.42	.00	14.42	58058	01/30/2025
		0538 -Jan 10	amazon-office supplies-ad	01/10/2025	34.97	.00	34.97	58058	01/30/2025
		0538 -Jan 10	usps-xmas cookies DOLA-	01/10/2025	10.40	.00	10.40	58058	01/30/2025
		0538 -Jan 10	cccma-cccma membership	01/10/2025	175.00	.00	175.00	58058	01/30/2025
		0546 -Jan 10	walmart-budget binders-ad	01/10/2025	59.55	.00	59.55	58058	01/30/2025
		0553 -Dec 10	city-market-batteries-prks	12/10/2024	6.48	.00	6.48	58001	01/16/2025
		0553 -Jan 10	lowes-xmas tree timer-prks	01/10/2025	17.98	.00	17.98	58058	01/30/2025
		0553 -Jan 10	tractor supply-kay williams	01/10/2025	113.98	.00	113.98	58058	01/30/2025
		0561 -Dec 10	balco-uniform-ps	12/10/2024	371.98	.00	371.98	58001	01/16/2025
		0561 -Jan 10	qdoba-team dinner-ps	01/10/2025	375.77	.00	375.77	58058	01/30/2025
		0561 -Jan 10	city market-fix a flat-ps	01/10/2025	10.99	.00	10.99	58058	01/30/2025
		0579 -Dec 10	tractor supp-hardware part	12/10/2024	4.41	.00	4.41	58001	01/16/2025
		0579 -Jan 10	grand river-DOT physical -	01/10/2025	131.00	.00	131.00	58058	01/30/2025
		0579 -Jan 10	lowes-M & O-strts	01/10/2025	17.44	.00	17.44	58058	01/30/2025
		0579 -Jan 10	tractor supply-battery charg	01/10/2025	49.99	.00	49.99	58058	01/30/2025
		0579 -Jan 10	lowes-cement-strts	01/10/2025	31.72	.00	31.72	58058	01/30/2025
		0973 -Dec 10	city-market-bday coffee-ad	12/10/2024	34.85	.00	34.85	58001	01/16/2025
		0973 -Dec 10	city-market-birthdays & ann	12/10/2024	18.98	.00	18.98	58001	01/16/2025
		0973 -Dec 10	city-market-birthdays & ann	12/10/2024	8.22	.00	8.22	58001	01/16/2025
		0973 -Dec 10	city-market-birthdays & ann	12/10/2024	1.99	.00	1.99	58001	01/16/2025
		0973 -Dec 10	city-market-birthdays & ann	12/10/2024	3.02	.00	3.02	58001	01/16/2025
		0973 -Dec 10	city-market-birthdays & ann	12/10/2024	3.02	.00	3.02	58001	01/16/2025
		0973 -Jan 10	city market-trash bags-twn	01/10/2025	18.99	.00	18.99	58058	01/30/2025
		2979 -Dec 10	oreilly-decal removal (tax)-	12/10/2024	29.71	.00	29.71	58001	01/16/2025
		2979 -Dec 10	oreilly-tax refund-ps	12/10/2024	29.71-	.00	29.71-	58001	01/16/2025
		2979 -Dec 10	oreilly-decal removal-ps	12/10/2024	62.62	.00	62.62	58001	01/16/2025
		2979 -Dec 10	conoco-fuel-ps	12/10/2024	24.86	.00	24.86	58001	01/16/2025
		2979 -Jan 10	conoco-window washer-ps	01/10/2025	16.51	.00	16.51	58058	01/30/2025
		2979 -Jan 10	grease monkey-oil change-	01/10/2025	122.99	.00	122.99	58058	01/30/2025
		2987 -Jan 10	grease monkey-oil change-	01/10/2025	196.96	.00	196.96	58058	01/30/2025
		6543 -Dec 10	jersey mikes-training meal-	12/10/2024	17.19	.00	17.19	58001	01/16/2025
		6543 -Dec 10	qdoba-training meal-ps	12/10/2024	18.65	.00	18.65	58001	01/16/2025
		6543 -Dec 10	freddys-training meal-ps	12/10/2024	12.69	.00	12.69	58001	01/16/2025
		6543 -Dec 10	qdoba-training meal-ps	12/10/2024	14.20	.00	14.20	58001	01/16/2025
		6543 -Jan 10	grease monkey-oil change-	01/10/2025	193.97	.00	193.97	58058	01/30/2025
		7268 -Dec 10	canva-subscription-rec	12/10/2024	29.97	.00	29.97	58001	01/16/2025
		7268 -Jan 10	ups store-shipping-rec	01/10/2025	107.72	.00	107.72	58058	01/30/2025
		7268 -Jan 10	ups store-shipping-rec	01/10/2025	98.30	.00	98.30	58058	01/30/2025
		7268 -Jan 10	canva-canva-rec	01/10/2025	29.97	.00	29.97	58058	01/30/2025
		7581 -Dec 10	hydraulic solutions-dump tr	12/10/2024	347.51	.00	347.51	58001	01/16/2025
		7581 -Dec 10	fremont industrial-sander p	12/10/2024	262.70	.00	262.70	58001	01/16/2025
		7581 -Dec 10	bobcat-bobcat parts-strts	12/10/2024	76.49	.00	76.49	58001	01/16/2025
		7581 -Dec 10	bobcat-bobcat parts-strts	12/10/2024	156.57	.00	156.57	58001	01/16/2025
		7581 -Dec 10	amazon-electrical tester-str	12/10/2024	80.99	.00	80.99	58001	01/16/2025
		7581 -Dec 10	copy copy-return for mainte	12/10/2024	152.37	.00	152.37	58001	01/16/2025
		7581 -Dec 10	polaris-polaris part-strts	12/10/2024	126.86	.00	126.86	58001	01/16/2025
		7581 -Jan 10	weathertech-floor mats/sea	01/10/2025	54.05	.00	54.05	58058	01/30/2025
		7581 -Jan 10	weathertech-floor mats/sea	01/10/2025	255.64	.00	255.64	58058	01/30/2025
		7581 -Jan 10	weathertech-floor mats/sea	01/10/2025	519.19	.00	519.19	58058	01/30/2025
		7581 -Jan 10	amazon-water fountain filte	01/10/2025	55.99	.00	55.99	58058	01/30/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		7581 -Jan 10	baileys garage doors mo-g	01/10/2025	26.40	.00	26.40	58058	01/30/2025
		7581 -Jan 10	www.rmaces.org-asphalt c	01/10/2025	1,235.80	.00	1,235.80	58058	01/30/2025
		7581 -Jan 10	lowes-shop supplies-strts	01/10/2025	35.22	.00	35.22	58058	01/30/2025
		7581 -Jan 10	baileys garage doors mo-g	01/10/2025	26.40	.00	26.40	58058	01/30/2025
		7581 -Jan 10	blower bldg maint-wtr	01/10/2025	44.97	.00	44.97	58058	01/30/2025
		7581 -Jan 10	vault for blower bldg-wtr	01/10/2025	610.00	.00	610.00	58058	01/30/2025
		7599 -Dec 10	tractor supply-zip ties-strts	12/10/2024	29.98	.00	29.98	58001	01/16/2025
		7748 -Jan 10	city market-office supplies-	01/10/2025	129.90	.00	129.90	58058	01/30/2025
		7748 -Jan 10	costco-trash bags-prks	01/10/2025	121.43	.00	121.43	58058	01/30/2025
		8772 -Dec 10	amazon-facility maint-prks	12/10/2024	62.80	.00	62.80	58001	01/16/2025
		8772 -Dec 10	swift comm-job ad-wwtr	12/10/2024	554.00	.00	554.00	58001	01/16/2025
		8878 -Jan 10	city market-water for oral b	01/10/2025	3.99	.00	3.99	58058	01/30/2025
		8878 -Jan 10	grease monkey-veh exp-ps	01/10/2025	202.97	.00	202.97	58058	01/30/2025
		8878 -Jan 10	bilprocom llc-hiring exp-ps	01/10/2025	150.00	.00	150.00	58058	01/30/2025
		9291 -Dec 10	amazon-employee departu	12/10/2024	57.77	.00	57.77	58001	01/16/2025
		9291 -Dec 10	net world sports-soccer ball	12/10/2024	92.38	.00	92.38	58001	01/16/2025
		9291 -Dec 10	epic sports-adult volley hoo	12/10/2024	235.23	.00	235.23	58001	01/16/2025
		9291 -Dec 10	city-market-kids kitchen-rec	12/10/2024	34.87	.00	34.87	58001	01/16/2025
		9291 -Dec 10	carniceria elias-kids kitche	12/10/2024	11.24	.00	11.24	58001	01/16/2025
		9291 -Dec 10	amazon-replacement tent-r	12/10/2024	99.95	.00	99.95	58001	01/16/2025
		9291 -Dec 10	epic sports-pickleball tape-r	12/10/2024	63.71	.00	63.71	58001	01/16/2025
		9291 -Jan 10	city market-folders adult bb	01/10/2025	1.96	.00	1.96	58058	01/30/2025
		9291 -Jan 10	epic sports-adult basketball	01/10/2025	325.67	.00	325.67	58058	01/30/2025
		9291 -Jan 10	big 5-adult soccer-rec	01/10/2025	44.99	.00	44.99	58058	01/30/2025
		9291 -Jan 10	dicks sporting-adult soccer-	01/10/2025	142.06	.00	142.06	58058	01/30/2025
		9291 -Jan 10	city market-arts-rec	01/10/2025	17.99	.00	17.99	58058	01/30/2025
		9291 -Jan 10	amazon-bad art awards-re	01/10/2025	28.98	.00	28.98	58058	01/30/2025
		9291 -Jan 10	amazon-kitchen charts-rec	01/10/2025	11.96	.00	11.96	58058	01/30/2025
		9291 -Jan 10	amazon-kitchen charts-rec	01/10/2025	19.73	.00	19.73	58058	01/30/2025
		9291 -Jan 10	amazon-kitchen charts-rec	01/10/2025	64.85	.00	64.85	58058	01/30/2025
		9322 -Jan 10	co driver servi emv-CDL pe	01/10/2025	19.70	.00	19.70	58058	01/30/2025
		9322 -Jan 10	co driver servi emv-CDL te	01/10/2025	12.17	.00	12.17	58058	01/30/2025
		9322 -Jan 10	amazon-heat lamp bulbs-w	01/10/2025	13.99	.00	13.99	58058	01/30/2025
		9322 -Jan 10	amazon-heat lamp bulbs-w	01/10/2025	38.97	.00	38.97	58058	01/30/2025
		9322 -Jan 10	walmart-supplies-wwtr	01/10/2025	88.42	.00	88.42	58058	01/30/2025
		9322 -Jan 10	amazon-grease-wwtr	01/10/2025	139.90	.00	139.90	58058	01/30/2025
		9322 -Jan 10	american water college-trai	01/10/2025	299.99	.00	299.99	58058	01/30/2025
		9322 -Jan 10	harbor freight-tools-wwtr	01/10/2025	933.43	.00	933.43	58058	01/30/2025
Total 377:					27,423.00	.00	27,423.00		
409	Alpine Tire	228692	tires-2021 chevy tahoe-ps	12/24/2024	842.78	.00	842.78	58006	01/16/2025
		228881	tires-2017 chevy-ps	01/10/2025	911.28	.00	911.28	58059	01/30/2025
Total 409:					1,754.06	.00	1,754.06		
475	American Fidelity Assuranc	D804303	01.2025 supp insurance pr	01/01/2025	1,993.62	.00	1,993.62	58008	01/16/2025
Total 475:					1,993.62	.00	1,993.62		
476	American Fidelity Assuranc	2522724A	01.2025 flex spending	01/14/2025	1,074.98	.00	1,074.98	58009	01/16/2025
Total 476:					1,074.98	.00	1,074.98		
497	AlSCO, Inc	LGRA297820	mats, mops cleaned-rec	12/26/2024	89.01	.00	89.01	57958	01/03/2025
		LGRA298325	mops, mats-rec	01/09/2025	89.01	.00	89.01	58007	01/16/2025
		LGRA298829	mats, mops cleaned-rec	01/23/2025	89.01	.00	89.01	58060	01/30/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 497:					267.03	.00	267.03		
617	Applied Concepts, Inc.	450582	new tahoes equipmenttr-ps	01/13/2025	413.14	.00	413.14	58061	01/30/2025
Total 617:					413.14	.00	413.14		
797	Assoc. Governments NW	2798	2025 dues-admin	01/02/2025	1,250.00	.00	1,250.00	58010	01/16/2025
		2798	2025 dues-water	01/02/2025	625.00	.00	625.00	58010	01/16/2025
		2798	2025 dues-w/water	01/02/2025	625.00	.00	625.00	58010	01/16/2025
Total 797:					2,500.00	.00	2,500.00		
866	Axon Enterprise, Inc	INUS311231	ProLicense subscription 20	01/25/2025	878.80	.00	878.80	58062	01/30/2025
Total 866:					878.80	.00	878.80		
1253	Blue 360 Media, LLC	IN241024319	officers handbooks-ps	01/01/2025	430.95	.00	430.95	58063	01/30/2025
Total 1253:					430.95	.00	430.95		
1350	Boot Barn, Inc	INV0044449	boots for Edgeton, Wayne-	01/23/2024	184.49	.00	184.49	58064	01/30/2025
Total 1350:					184.49	.00	184.49		
1359	Bordelon, Remi	CITY MKT R	city market reimb-Christma	12/30/2024	25.44	.00	25.44	57960	01/03/2025
Total 1359:					25.44	.00	25.44		
1521	Brown, Jeanne	REFUND DU	refund due to closing-wtr	01/03/2025	58.80	.00	58.80	58012	01/16/2025
		REFUND DU	refund fue to closing-wwtr	01/03/2025	58.79	.00	58.79	58012	01/16/2025
Total 1521:					117.59	.00	117.59		
1542	Brucker, Hans	REFUND DU	refund due to closing-wtr	01/03/2025	15.52	.00	15.52	58013	01/16/2025
		REFUND DU	refund due to closing-wwtr	01/03/2025	15.51	.00	15.51	58013	01/16/2025
Total 1542:					31.03	.00	31.03		
1646	Burning Mountain Pizza &	86	dessert-Christmas party 20	12/20/2024	351.70	.00	351.70	57961	01/03/2025
Total 1646:					351.70	.00	351.70		
1897	Caselle, Inc.	137970	software support-b&p	01/01/2025	97.20	.00	97.20	57962	01/03/2025
		137970	software support-admin	01/01/2025	97.20	.00	97.20	57962	01/03/2025
		137970	software support-court	01/01/2025	58.32	.00	58.32	57962	01/03/2025
		137970	software support-rec	01/01/2025	68.04	.00	68.04	57962	01/03/2025
		137970	software support-pks	01/01/2025	68.04	.00	68.04	57962	01/03/2025
		137970	software suppoort-sts	01/01/2025	97.20	.00	97.20	57962	01/03/2025
		137970	software support-water	01/01/2025	243.00	.00	243.00	57962	01/03/2025
		137970	software support-w/water	01/01/2025	243.00	.00	243.00	57962	01/03/2025
Total 1897:					972.00	.00	972.00		
1961	CEBT	INV 0071469	01.2024 health insurance p	01/01/2025	65,491.55	.00	65,491.55	57963	01/03/2025
		INV 0072092	02.2025 health insurance p	01/15/2025	68,683.55	.00	68,683.55	58065	01/30/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 1961:					134,175.10	.00	134,175.10		
1965	Cedar Networks	357771	01.2025 internet service-T	01/01/2025	180.00	.00	180.00	57964	01/03/2025
		357772	01.2025 internet service-re	01/01/2025	180.00	.00	180.00	57964	01/03/2025
		357775	01.2025 internet service-ps	01/01/2025	90.00	.00	90.00	57964	01/03/2025
		357775	01.2025 internet service-T	01/01/2025	45.00	.00	45.00	57964	01/03/2025
		357775	01.2025 internet service-w/	01/01/2025	45.00	.00	45.00	57964	01/03/2025
		357911	01.2025 internet service-m	01/01/2025	90.00	.00	90.00	57964	01/03/2025
Total 1965:					630.00	.00	630.00		
1993	CenturyLink	333763231 1	12.2024 fax line-ps	12/19/2024	82.16	.00	82.16	58014	01/16/2025
		334014956 1	12.2024 fax line-wtp	12/19/2024	170.56	.00	170.56	58014	01/16/2025
Total 1993:					252.72	.00	252.72		
2063	ChargePoint, Inc	IN309314	EV charge station	12/16/2024	1,370.00	.00	1,370.00	57965	01/03/2025
Total 2063:					1,370.00	.00	1,370.00		
2077	Chelewski Pipe	173788	pipe fitting-wtr	01/17/2025	12.60	.00	12.60	58066	01/30/2025
Total 2077:					12.60	.00	12.60		
2145	CIRSA	250301	Q1 2025 prop/casualty pre	01/01/2025	1,342.57	.00	1,342.57	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	2,192.85	.00	2,192.85	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	7,339.37	.00	7,339.37	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	358.01	.00	358.01	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	1,745.34	.00	1,745.34	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	1,700.58	.00	1,700.58	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	2,371.88	.00	2,371.88	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	2,775.39	.00	2,775.39	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	14,499.73	.00	14,499.73	58067	01/30/2025
		250301	Q1 2025 prop/casualty pre	01/01/2025	10,426.53	.00	10,426.53	58067	01/30/2025
		INV1000760	2025 equipment breakdow	01/24/2025	1,786.00	.00	1,786.00	58067	01/30/2025
		INV1000760	2025 equipment breakdow	01/24/2025	1,786.00	.00	1,786.00	58067	01/30/2025
		INV1000864	2025 excess cyber-b&p	01/26/2025	184.74	.00	184.74	58067	01/30/2025
		INV1000864	2025 excess cyber-admin	01/26/2025	301.74	.00	301.74	58067	01/30/2025
		INV1000864	2025 excess cyber-ps	01/26/2025	1,009.91	.00	1,009.91	58067	01/30/2025
		INV1000864	2025 excess cyber-muni cr	01/26/2025	49.26	.00	49.26	58067	01/30/2025
		INV1000864	2025 excess cyber-TH	01/26/2025	240.16	.00	240.16	58067	01/30/2025
		INV1000864	2025 excess cyber-rec	01/26/2025	234.00	.00	234.00	58067	01/30/2025
		INV1000864	2025 excess cyber-pks	01/26/2025	326.37	.00	326.37	58067	01/30/2025
		INV1000864	2025 excess cyber-sts	01/26/2025	381.90	.00	381.90	58067	01/30/2025
		INV1000864	2025 excess cyber-wtr	01/26/2025	1,995.20	.00	1,995.20	58067	01/30/2025
		INV1000864	2025 excess cyber-wwtr	01/26/2025	1,434.72	.00	1,434.72	58067	01/30/2025
Total 2145:					54,482.25	.00	54,482.25		
2165	CivicPlus, LLC	321334	MO Platform-01.01.2025-1	01/01/2024	5,356.17	.00	5,356.17	57966	01/03/2025
		322322	Online Code Hosting 01.01	01/01/2024	997.50	.00	997.50	57966	01/03/2025
Total 2165:					6,353.67	.00	6,353.67		
2329	Coal Ridge Boys Basketbal	CR JR TITAN	Jr Titans Basketball Camp	01/13/2025	2,115.00	.00	2,115.00	58015	01/16/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 2329:					2,115.00	.00	2,115.00		
2330	Coal Ridge Cheer	CR YOUTH	CR Youth Cheer Camp fall	01/27/2025	864.00	.00	864.00	58068	01/30/2025
Total 2330:					864.00	.00	864.00		
2497	Colorado Analytical Lab	241210165	lab tests-wtr	12/17/2024	31.00	.00	31.00	57967	01/03/2025
		250116057	lab tests-wtr	01/23/2025	105.00	.00	105.00	58069	01/30/2025
		250116080	lab tests-wtr	01/22/2025	31.00	.00	31.00	58069	01/30/2025
Total 2497:					167.00	.00	167.00		
2569	Colorado Municipal League	2025 CML D	2025 CML membership-ad	01/01/2025	2,162.00	.00	2,162.00	57968	01/03/2025
Total 2569:					2,162.00	.00	2,162.00		
2585	Colorado Rural Water Assn	3411	2025 membership dues-wa	01/01/2025	475.00	.00	475.00	57969	01/03/2025
Total 2585:					475.00	.00	475.00		
2650	Columbine Moving & Stora	CUP APPL D	CUP deposit reimb-b&p	12/23/2024	89.00	.00	89.00	57970	01/03/2025
Total 2650:					89.00	.00	89.00		
2729	Conoco Fleet	101938463	fuel-b&p	12/31/2024	23.15	.00	23.15	1162025	01/16/2025
		101938463	addl charge-reverse next m	12/31/2024	444.06-	.00	444.06-	1162025	01/16/2025
		101938463	fuel-admin	12/31/2024	124.90	.00	124.90	1162025	01/16/2025
		101938463	fuel-ps	12/31/2024	2,200.62	.00	2,200.62	1162025	01/16/2025
		101938463	fuel-rec	12/31/2024	47.09	.00	47.09	1162025	01/16/2025
		101938463	fuel-pks	12/31/2024	365.74	.00	365.74	1162025	01/16/2025
		101938463	fuel-sts	12/31/2024	410.69	.00	410.69	1162025	01/16/2025
		101938463	fuel-wtr	12/31/2024	542.35	.00	542.35	1162025	01/16/2025
		101938463	fuel-w/wtr	12/31/2024	519.07	.00	519.07	1162025	01/16/2025
Total 2729:					3,789.55	.00	3,789.55		
2749	Consolidated Electrical Dist	4983-106649	saw for irrigation-pks	12/26/2024	249.00	.00	249.00	58016	01/16/2025
		4983-106751	strut-Digester Blower Bldng	12/06/2024	778.51	.00	778.51	57971	01/03/2025
		4983-106771	strut-Digester Blower Bldng	12/11/2024	37.34	.00	37.34	57971	01/03/2025
		4983-106849	electrical parts-wtr	12/30/2024	48.00	.00	48.00	58070	01/30/2025
		4983-106937	electrical parts-Digester BI	01/17/2025	103.50	.00	103.50	58070	01/30/2025
		4983-106957	electrical parts-Digester BI	01/16/2025	861.50	.00	861.50	58070	01/30/2025
		INV0059370	cal gas-wwtr	01/15/2025	139.95	.00	139.95	58070	01/30/2025
Total 2749:					2,217.80	.00	2,217.80		
2771	Convey Language Solution	NCCRT10	12.09.2024 live interpretati	01/30/2025	370.10	.00	370.10	58071	01/30/2025
		NCCRT11	01.13.2025 live interpretati	01/30/2025	197.78	.00	197.78	58071	01/30/2025
Total 2771:					567.88	.00	567.88		
2816	Core & Main, Inc.	W051489	valves-Raw Water Irrig-AR	12/09/2024	1,198.00	.00	1,198.00	57972	01/03/2025
		W075432	parts-Raw Water Irrig-ARP	12/09/2024	1,875.19	.00	1,875.19	57972	01/03/2025
		W136428	mega lugs-Digester Blower	12/09/2024	964.69	.00	964.69	57972	01/03/2025
		W152195	mega lug ADPT-Digester BI	12/17/2024	1,018.28	.00	1,018.28	57972	01/03/2025
		W217558	saddle and bushings-Diges	12/26/2024	269.63	.00	269.63	57972	01/03/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 2816:					5,325.79	.00	5,325.79		
2881	Cox, Kelley	GLUE STICK	glue sticks-rec	01/09/2025	21.96	.00	21.96	58017	01/16/2025
		REIMB 0127	natl grocers-A&E-tumeric r	01/27/2025	9.66	.00	9.66	58072	01/30/2025
		REIMB 0127	city mkt-rosemary-A&E-rec	01/27/2025	29.49	.00	29.49	58072	01/30/2025
		REIMB 0127	city mkt-apple cider, rosem	01/27/2025	79.80	.00	79.80	58072	01/30/2025
		REIMB 0127	city mkt-pie crust-Founders	01/27/2025	27.45	.00	27.45	58072	01/30/2025
Total 2881:					168.36	.00	168.36		
2893	CPS Distributors, Inc	0018518823-	valve boxes-Raw Water Irri	12/06/2024	624.66	.00	624.66	57973	01/03/2025
Total 2893:					624.66	.00	624.66		
2897	Crabtree Red Canyon Auto	0105605.00	paint & repair-2016 tahoe-p	12/09/2024	767.30	.00	767.30	58073	01/30/2025
Total 2897:					767.30	.00	767.30		
3024	Cumens, Jeffrey	REIMB FOR	reimb for fingerprints-ps	12/18/2024	56.00	.00	56.00	57974	01/03/2025
Total 3024:					56.00	.00	56.00		
3214	De Leon, Agueda	SEC DEP RE	security dep reimb 11.30.2	12/31/2024	350.00	.00	350.00	58074	01/30/2025
Total 3214:					350.00	.00	350.00		
3529	PVS DX, Inc	DE73001047	chlorine-water	12/01/2024	160.00	.00	160.00	58030	01/16/2025
		DE73001136-	chlorine-water	12/31/2024	160.00	.00	160.00	58030	01/16/2025
Total 3529:					320.00	.00	320.00		
3731	EleMech Inc.	2025 SUPPO	2025 bulk water station soft	01/01/2025	2,000.00	.00	2,000.00	58075	01/30/2025
Total 3731:					2,000.00	.00	2,000.00		
3820	Enviro-Chem Analytical, In	14171009	lab tests-Acry,TPH,Areseni	12/16/2024	709.80	.00	709.80	57975	01/03/2025
		14171021	lab tests-wwtp	12/31/2024	730.81	.00	730.81	58018	01/16/2025
		14191036	lab tests-Acry,TPH,Areseni	01/27/2025	1,306.80	.00	1,306.80	58076	01/30/2025
Total 3820:					2,747.41	.00	2,747.41		
3991	Fastenal Company	CORIF14182	parts for barscreen-wwtr	12/23/2024	111.30	.00	111.30	57976	01/03/2025
Total 3991:					111.30	.00	111.30		
4253	Freedom Mailing Service, I	49337	12.2024 newsletter-admin	12/05/2024	23.37	.00	23.37	57977	01/03/2025
		49337	12.2024 util bills-water	12/05/2024	336.47	.00	336.47	57977	01/03/2025
		49337	12.2024 util bills-trash	12/05/2024	100.00	.00	100.00	57977	01/03/2025
		49337	12.2024 util bills-w/water	12/05/2024	336.47	.00	336.47	57977	01/03/2025
		49510	12.2024 newsletter-admin	01/02/2025	2.94	.00	2.94	58077	01/30/2025
		49510	12.2024 util bills-water	01/02/2025	331.71	.00	331.71	58077	01/30/2025
		49510	12.2024 util bills-trash	01/02/2025	118.37	.00	118.37	58077	01/30/2025
		49510	12.2024 util bills-w/water	01/02/2025	331.71	.00	331.71	58077	01/30/2025
Total 4253:					1,581.04	.00	1,581.04		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
4323	Gallegos, Maria D	01062025	cleaning PD 11.23,12.07 &	01/06/2025	150.00	.00	150.00	58019	01/16/2025
		01062025	cleaning TH 11.16,11.23,11	01/06/2025	490.00	.00	490.00	58019	01/16/2025
		Total 4323:			640.00	.00	640.00		
4356	Garcia, Angel	87	boys bball permanent jerse	01/09/2025	1,000.00	.00	1,000.00	58020	01/16/2025
		88	print on hoodies-vball-rec	01/09/2025	280.00	.00	280.00	58020	01/16/2025
		Total 4356:			1,280.00	.00	1,280.00		
4377	Garcia, Samuel & Leticia	FEBRUARY	02.2025 parking lot rent	01/29/2025	500.00	.00	500.00	58078	01/30/2025
		JANUARY 20	01.2025 parking lot rent	01/01/2025	500.00	.00	500.00	57978	01/03/2025
		Total 4377:			1,000.00	.00	1,000.00		
4405	Garfield & Hecht, P.C.	269867	11.2024-legal fees-general	11/30/2024	1,500.00	.00	1,500.00	58021	01/16/2025
		269869	11.2024-legal fees-general	11/30/2024	82.50	.00	82.50	58021	01/16/2025
		269870	11.2024-legal fees-general	11/30/2024	137.50	.00	137.50	58021	01/16/2025
		269873	11.2024-legal fees-Filing 11	11/30/2024	1,102.00	.00	1,102.00	58021	01/16/2025
		269874	11.2024-legal fees-wtr right	11/30/2024	378.00	.00	378.00	58021	01/16/2025
		269877	11.2024-legal fees-Colomb	11/30/2024	1,054.00	.00	1,054.00	58021	01/16/2025
		269878	11.2024-legal fees-Whiteho	11/30/2024	272.00	.00	272.00	58021	01/16/2025
		269879	11.2024-legal fees-Lakota	11/30/2024	170.00	.00	170.00	58021	01/16/2025
		Total 4405:			4,696.00	.00	4,696.00		
4425	Garfield Co. Sheriffs Office	VRT 2025	2025 dues-VTA response-p	01/01/2025	5,653.92	.00	5,653.92	57979	01/03/2025
Total 4425:					5,653.92	.00	5,653.92		
4493	Garfield Steel & Mach. Inc	00117413	steel-wtr	01/15/2025	17.22	.00	17.22	58079	01/30/2025
Total 4493:					17.22	.00	17.22		
4673	Glenwood Springs Auto Pa	896738	oil-sts	12/01/2024	265.46	.00	265.46	58022	01/16/2025
		907203	air filter-sts	01/07/2025	144.59	.00	144.59	58080	01/30/2025
		910388	oil filter-sts	01/23/2025	13.19	.00	13.19	58080	01/30/2025
Total 4673:					423.24	.00	423.24		
4697	Glenwood Springs, City of	00746427	sludge disposal-wwtp	01/16/2025	369.89	.00	369.89	58081	01/30/2025
		00746435	sludge disposal-wwtp	01/16/2025	254.64	.00	254.64	58081	01/30/2025
		00746446	sludge disposal-wwtp	01/16/2025	241.93	.00	241.93	58081	01/30/2025
		00746455	sludge disposal-wwtp	01/16/2025	316.50	.00	316.50	58081	01/30/2025
		00746467	sludge disposal-wwtp	01/16/2025	360.15	.00	360.15	58081	01/30/2025
		00746482	sludge disposal-wwtp	01/16/2025	317.35	.00	317.35	58081	01/30/2025
Total 4697:					1,860.46	.00	1,860.46		
5229	Redneck Excavating, LLC	16645	sanding material - str	12/31/2024	350.00	.00	350.00	58099	01/30/2025
Total 5229:					350.00	.00	350.00		
5413	Hogan, Brady	454549	sludge hauling-wwtp	01/16/2024	900.00	.00	900.00	58082	01/30/2025
Total 5413:					900.00	.00	900.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
5457	Home Depot Credit Service	4023239	tools-wwtr	12/18/2024	698.00	.00	698.00	57981	01/03/2025
		7629390	plumbing parts-wwtr	12/01/2024	99.30	.00	99.30	57981	01/03/2025
Total 5457:					797.30	.00	797.30		
5633	Impressions of Aspen Inc.	44819	manila envelopes-admin	01/02/2025	173.62	.00	173.62	58024	01/16/2025
		44819	envelopes-admin	01/02/2025	26.25	.00	26.25	58024	01/16/2025
		44819	envelopes-wtr	01/02/2025	26.24	.00	26.24	58024	01/16/2025
		44819	envelopes-wwtr	01/02/2025	26.25	.00	26.25	58024	01/16/2025
		44874	manila envelopes-muni crt	01/15/2025	24.71	.00	24.71	58084	01/30/2025
		44874	manila envelopes-wtr	01/15/2025	24.71	.00	24.71	58084	01/30/2025
		44874	manila envelopes-wwtr	01/15/2025	24.71	.00	24.71	58084	01/30/2025
Total 5633:					326.49	.00	326.49		
5963	Johnsons K9 LLC	012425	K9/Handler training-ps	01/24/2025	5,500.00	.00	5,500.00	58086	01/30/2025
Total 5963:					5,500.00	.00	5,500.00		
6037	Karp, Neu, Hanlon, P.C.	50835	water rights study-wtr	12/03/2024	4,805.00	.00	4,805.00	57982	01/03/2025
		50836	R2 prelim PUD review+pub	12/03/2024	7,120.00	.00	7,120.00	57982	01/03/2025
		51428	Water dedication study-wtr	01/03/2025	551.50	.00	551.50	58025	01/16/2025
		51430	review of R2 final-dev reim	01/03/2025	1,987.50	.00	1,987.50	58025	01/16/2025
Total 6037:					14,464.00	.00	14,464.00		
6354	Lakota Links	122025	clubhouse rental TONC xm	12/20/2024	1,954.00	.00	1,954.00	58087	01/30/2025
Total 6354:					1,954.00	.00	1,954.00		
6479	Lehmann, Jessica	DRUM CLAS	drum class 01.13 & 01.20.2	01/13/2025	196.00	.00	196.00	58026	01/16/2025
Total 6479:					196.00	.00	196.00		
6500	LeMoine & Graves, P.C.	8097	12.2024 judicial services-m	12/31/2024	1,000.00	.00	1,000.00	57983	01/03/2025
Total 6500:					1,000.00	.00	1,000.00		
6537	Lexipol LLC	INVLEX1124	annual lexipol subscription-	01/30/2025	3,955.29	.00	3,955.29	58088	01/30/2025
Total 6537:					3,955.29	.00	3,955.29		
6577	Literacy Outreach	TONC 2025	TONC Spellebration Team	01/30/2025	225.00	.00	225.00	58089	01/30/2025
Total 6577:					225.00	.00	225.00		
6693	Lowes Business Acct/SYN	03027 6 12/2	shelves-rec	12/17/2024	149.13	.00	149.13	57984	01/03/2025
		03027 6 12/2	tools for irrigation-pks	12/17/2024	28.48	.00	28.48	57984	01/03/2025
		03027 6 12/2	Kay Williams-FMLD grant	12/17/2024	368.02	.00	368.02	57984	01/03/2025
		03027 6 12/2	Kay Williams Park-FMLD g	12/17/2024	492.00	.00	492.00	57984	01/03/2025
		03027 6 12/2	tools-sts	12/17/2024	114.83	.00	114.83	57984	01/03/2025
		03027 6 12/2	parts-wtr	12/17/2024	31.84	.00	31.84	57984	01/03/2025
		03027 6 12/2	door handle-wwtr	12/17/2024	18.98	.00	18.98	57984	01/03/2025
		03027 6 12/2	tools-wwtr	12/17/2024	189.88	.00	189.88	57984	01/03/2025
		033027 6 01/	wtr heater pressure-rec	01/17/2025	82.00	.00	82.00	58090	01/30/2025
		033027 6 01/	parts to repair front door-re	01/17/2025	112.10	.00	112.10	58090	01/30/2025
		033027 6 01/	parts for ice rink-pks	01/17/2025	115.00	.00	115.00	58090	01/30/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		033027 6 01/	ice maker, cleaning supplie	01/17/2025	64.50	.00	64.50	58090	01/30/2025
		033027 6 01/	concrete for Kay Williams-	01/17/2025	567.94	.00	567.94	58090	01/30/2025
		033027 6 01/	Kay Williams refund-FMLD	01/17/2025	68.40-	.00	68.40-	58090	01/30/2025
		033027 6 01/	pipe fittings-wtr	01/17/2025	96.77	.00	96.77	58090	01/30/2025
		033027 6 01/	drill bits-Digester Blower-F	01/17/2025	101.79	.00	101.79	58090	01/30/2025
		033027 6 01/	pipe fittings-Digester Blowe	01/17/2025	42.11	.00	42.11	58090	01/30/2025
Total 6693:					2,506.97	.00	2,506.97		
6914	Martin, Lauren	24-4466 008	Reimburse citizen for wron	01/17/2025	502.25	.00	502.25	58091	01/30/2025
Total 6914:					502.25	.00	502.25		
6949	Master Automotive	I039745	starter motor replacement-	12/31/2024	680.21	.00	680.21	58027	01/16/2025
		I039818	brakes-2018 tahoe-ps	01/16/2025	1,139.98	.00	1,139.98	58092	01/30/2025
Total 6949:					1,820.19	.00	1,820.19		
7345	Micro Plastics	151114	xmas ornaments-xmas part	12/17/2024	300.00	.00	300.00	57985	01/03/2025
		151248	retirement gift John Martin-	01/08/2025	35.00	.00	35.00	58028	01/16/2025
		151317	founders day name plate-r	01/15/2025	10.00	.00	10.00	58093	01/30/2025
		151346	Earth Day banners-CEC	12/31/2024	576.00	.00	576.00	58093	01/30/2025
		151351	name plate for Chancey, C-	01/17/2025	68.69	.00	68.69	58093	01/30/2025
Total 7345:					989.69	.00	989.69		
7637	Mountain Waste & Recyclin	5672534	12.2024 residential trash s	12/31/2024	50,956.35	.00	50,956.35	57986	01/03/2025
		5674143V32	12.2024 trash-TH	12/31/2024	40.98	.00	40.98	58029	01/16/2025
		5674143V32	12.2023 trash-ps	12/31/2024	195.00	.00	195.00	58029	01/16/2025
		5674143V32	12.2024 trash-rec	12/31/2024	171.10	.00	171.10	58029	01/16/2025
		5674143V32	12.2024 trash-pwf	12/31/2024	356.16	.00	356.16	58029	01/16/2025
		5674143V32	12.2024 porta jons-wwtr	12/31/2024	1,346.00	.00	1,346.00	58029	01/16/2025
		5674143V32	12.2024 trash-wwtr	12/31/2024	138.80	.00	138.80	58029	01/16/2025
Total 7637:					53,204.39	.00	53,204.39		
7909	New Castle Chamber of Co	2025-205	2025 chamber support	01/21/2025	7,000.00	.00	7,000.00	58094	01/30/2025
Total 7909:					7,000.00	.00	7,000.00		
8357	Paper Wise	000151-R-00	doc shredding-admin	01/01/2025	90.00	.00	90.00	57987	01/03/2025
Total 8357:					90.00	.00	90.00		
8609	Pinnacol Assurance	21915062	workers comp ins-b&p	01/01/2025	176.57	.00	176.57	57988	01/03/2025
		21915062	workers comp ins-admin	01/01/2025	481.99	.00	481.99	57988	01/03/2025
		21915062	workers comp ins-ps	01/01/2025	1,451.07	.00	1,451.07	57988	01/03/2025
		21915062	workers comp ins-muni ct	01/01/2025	18.08	.00	18.08	57988	01/03/2025
		21915062	workers comp ins-town mai	01/01/2025	53.57	.00	53.57	57988	01/03/2025
		21915062	workers comp ins-rec	01/01/2025	284.71	.00	284.71	57988	01/03/2025
		21915062	workers comp ins-parks	01/01/2025	348.33	.00	348.33	57988	01/03/2025
		21915062	workers comp ins-sts	01/01/2025	430.30	.00	430.30	57988	01/03/2025
		21915062	workers comp ins-water	01/01/2025	693.44	.00	693.44	57988	01/03/2025
		21915062	workers comp ins-w/water	01/01/2025	618.94	.00	618.94	57988	01/03/2025
Total 8609:					4,557.00	.00	4,557.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
8641	Pitney Bowes - Purchase P	01042025	postage-b&p	01/03/2025	32.70	.00	32.70	1042025	01/03/2025
		01042025	postage-admin	01/03/2025	32.71	.00	32.71	1042025	01/03/2025
		01042025	postage-rec	01/03/2025	32.70	.00	32.70	1042025	01/03/2025
		01042025	postage-wtr	01/03/2025	32.71	.00	32.71	1042025	01/03/2025
		01042025	postage-w/wtr	01/03/2025	32.71	.00	32.71	1042025	01/03/2025
		01052024	postage-b&p	12/08/2024	7.04	.00	7.04	1032025	01/03/2025
		01052024	postage-admin	12/08/2024	23.68	.00	23.68	1032025	01/03/2025
		01052024	postage-muni court	12/08/2024	5.12	.00	5.12	1032025	01/03/2025
		01052024	postage-rec	12/08/2024	30.40	.00	30.40	1032025	01/03/2025
		01052024	postage-sts	12/08/2024	30.40	.00	30.40	1032025	01/03/2025
		01052024	postage-wtr	12/08/2024	51.68	.00	51.68	1032025	01/03/2025
		01052024	postage-w/wtr	12/08/2024	51.68	.00	51.68	1032025	01/03/2025
		02042025	postage-b&p	01/08/2025	19.77	.00	19.77	2042025	01/16/2025
		02042025	postage-admin	01/08/2025	36.55	.00	36.55	2042025	01/16/2025
		02042025	postage-ps	01/08/2025	4.08	.00	4.08	2042025	01/16/2025
		02042025	postage-muni court	01/08/2025	11.55	.00	11.55	2042025	01/16/2025
		02042025	postage-rec	01/08/2025	23.69	.00	23.69	2042025	01/16/2025
		02042025	postage-sts	01/08/2025	23.69	.00	23.69	2042025	01/16/2025
		02042025	postage-wtr	01/08/2025	40.34	.00	40.34	2042025	01/16/2025
		02042025	postage-w/wtr	01/08/2025	40.33	.00	40.33	2042025	01/16/2025
Total 8641:					563.53	.00	563.53		
8697	Polydyne Inc.	1887710	poly-w/wtr	12/13/2024	3,795.00	.00	3,795.00	58095	01/30/2025
Total 8697:					3,795.00	.00	3,795.00		
8733	Potestio Brothers Equipme	18653W	engine repair-pks	12/31/2024	1,580.17	.00	1,580.17	58096	01/30/2025
Total 8733:					1,580.17	.00	1,580.17		
8893	Psychological Resources	2501110	pre-hiring screenings (3)-p	01/06/2025	450.00	.00	450.00	58097	01/30/2025
Total 8893:					450.00	.00	450.00		
8929	QA Balance Services, Inc.	15337	instrument calibration-wwtp	01/02/2025	554.00	.00	554.00	58098	01/30/2025
Total 8929:					554.00	.00	554.00		
9389	Rivendell Sod Farm	10006543	fall protection for playgroun	12/03/2024	5,302.20	.00	5,302.20	58031	01/16/2025
Total 9389:					5,302.20	.00	5,302.20		
9477	Roaring Fork Rentals, Inc.	307430	core drill-Digester Blower-F	12/06/2024	165.62	.00	165.62	57989	01/03/2025
Total 9477:					165.62	.00	165.62		
9842	Sampley, Emily	INTERVAL T	interval training 12.17-12.3	12/30/2024	49.00	.00	49.00	57990	01/03/2025
		INTERVAL T	interval training 12.30-01.1	01/09/2025	7.00	.00	7.00	58032	01/16/2025
Total 9842:					56.00	.00	56.00		
9945	Schmueser, Gordon, Meyer	93128A-375	12.2024 eng svcs-Walters	12/20/2024	149.25	.00	149.25	58100	01/30/2025
		93128A-375	12.2024 eng fees-R2 final	12/20/2024	1,094.50	.00	1,094.50	58100	01/30/2025
		93128A-375	12.2024 eng svcs-Water Ri	12/20/2024	1,586.50	.00	1,586.50	58100	01/30/2025
		93128A-375	12.2024 eng fees-rockfall h	12/20/2024	99.50	.00	99.50	58100	01/30/2025
		93128A-375	12.2024 eng svcs-Raw Wat	12/20/2024	2,937.75	.00	2,937.75	58100	01/30/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		93128A-375	12.2024 eng svcs-Wastew	12/20/2024	1,194.00	.00	1,194.00	58100	01/30/2025
	Total 9945:				7,061.50	.00	7,061.50		
10382	Source Management Inc.	4964262-0	printer ink-rec	01/14/2025	396.84	.00	396.84	58102	01/30/2025
	Total 10382:				396.84	.00	396.84		
10642	Stop Stick, Ltd.	2024-34028	stop stick kit w/storage-ps	12/27/2024	2,762.00	.00	2,762.00	58103	01/30/2025
	Total 10642:				2,762.00	.00	2,762.00		
10779	Synapse Technologies, Inc.	2147	2025 annual maintenance	01/02/2025	2,400.00	.00	2,400.00	58034	01/16/2025
	Total 10779:				2,400.00	.00	2,400.00		
10835	TC Midwest	SUP DEPOSI	SUP deposit reimb after bal	12/24/2024	1,233.00	.00	1,233.00	58035	01/16/2025
	Total 10835:				1,233.00	.00	1,233.00		
10879	Texas Life Insurance Comp	SM0F2R202	01.2025 premium - supp lif	01/15/2025	11.95	.00	11.95	58036	01/16/2025
	Total 10879:				11.95	.00	11.95		
10981	Timber Line Elect. & Contr	9570	comm issues at RS LS-wwt	12/30/2024	255.00	.00	255.00	58104	01/30/2025
	Total 10981:				255.00	.00	255.00		
11135	Trevizo, Mirelia	CLEANING 0	cleaning 01.05 & 01.12.202	01/13/2025	150.00	.00	150.00	58037	01/16/2025
		CLEANING 0	cleaning 01.19 & 01.26.202	01/27/2025	150.00	.00	150.00	58105	01/30/2025
		CLEANING 1	cleaning 12.22 & 12.29.202	12/30/2024	150.00	.00	150.00	57992	01/03/2025
	Total 11135:				450.00	.00	450.00		
11176	Turner, Melody & David	REFUND DU	refund due to closing-wtr	01/03/2025	69.87	.00	69.87	58038	01/16/2025
		REFUND DU	refund due to closing-wwtr	01/03/2025	69.86	.00	69.86	58038	01/16/2025
	Total 11176:				139.73	.00	139.73		
11285	Upper Case Printing, Ink	2555	2025 trash calendars-trash	12/17/2024	233.70	.00	233.70	57993	01/03/2025
		2662	2025 utility bills for 6 mo-wt	01/24/2025	304.36	.00	304.36	58106	01/30/2025
		2662	2025 utility bills for 6 mo-w	01/24/2025	304.36	.00	304.36	58106	01/30/2025
	Total 11285:				842.42	.00	842.42		
11301	US Bank Operations Cente	JAN 2025 LO	waste water loan principal	01/21/2025	203,868.78	.00	203,868.78	1212025	01/30/2025
		JAN 2025 LO	waste water loan interest	01/21/2025	43,382.69	.00	43,382.69	1212025	01/30/2025
	Total 11301:				247,251.47	.00	247,251.47		
11309	US Postmaster	2025 PO BO	2025 PO Box rent-admin	01/01/2025	266.00	.00	266.00	58039	01/16/2025
	Total 11309:				266.00	.00	266.00		
11321	USA Bluebook	INV0056017	lab supplies-wwtr	12/05/2024	290.35	.00	290.35	57994	01/03/2025
		INV0058171	lab supplies-wtr	01/02/2025	1,715.03	.00	1,715.03	58107	01/30/2025
		INV0059038	cap for calgas-wwtr	01/10/2025	611.93	.00	611.93	58107	01/30/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		INV00591177	NTU turbidity-wwtr	01/13/2025	139.41	.00	139.41	58107	01/30/2025
	Total 11321:				2,756.72	.00	2,756.72		
11345	Utility Notification Center-C	224120942	12.2024 locates-wtr	12/31/2024	8.38	.00	8.38	58108	01/30/2025
		224120942	12.2024 locates-w/wtr	12/31/2024	8.39	.00	8.39	58108	01/30/2025
	Total 11345:				16.77	.00	16.77		
11385	Valley Lumber Company	2501-102563	liquid nails-sts	01/16/2025	27.95	.00	27.95	58109	01/30/2025
	Total 11385:				27.95	.00	27.95		
11493	Verizon Wireless	6102714154	01.2025 cell phones-b&p	01/03/2025	81.36	.00	81.36	58040	01/16/2025
		6102714154	01.2025 cell phones-admin	01/03/2025	42.93	.00	42.93	58040	01/16/2025
		6102714154	01.2025 cell phones-ps	01/03/2025	860.21	.00	860.21	58040	01/16/2025
		6102714154	01.2025 cell phones-rec	01/03/2025	80.69	.00	80.69	58040	01/16/2025
		6102714154	01.2025 cell phones-pks	01/03/2025	180.11	.00	180.11	58040	01/16/2025
		6102714154	01.2025 cell phones-sts	01/03/2025	247.55	.00	247.55	58040	01/16/2025
		6102714154	01.2025 cell phones-water	01/03/2025	149.12	.00	149.12	58040	01/16/2025
		6102714154	01.2025 cell phones-w/wat	01/03/2025	149.09	.00	149.09	58040	01/16/2025
	Total 11493:				1,791.06	.00	1,791.06		
11549	Voskuil Operations LLC	ROW REFU	ROW deposit refund pd 12.	01/06/2025	450.00	.00	450.00	58041	01/16/2025
	Total 11549:				450.00	.00	450.00		
11585	Wagner Equipment Co.	P00C276421	mini-x hose-sts	01/07/2025	144.65	.00	144.65	58110	01/30/2025
		P55C016834	filters-sts	12/13/2024	34.68	.00	34.68	57995	01/03/2025
	Total 11585:				179.33	.00	179.33		
11589	Wagner Rents	B6345101	jumping jack and demo sa	12/13/2024	4,595.00	.00	4,595.00	57996	01/03/2025
	Total 11589:				4,595.00	.00	4,595.00		
11701	Wash-By U, Inc.	DECEMBER	12.2024 car washes-ps	12/31/2024	118.44	.00	118.44	58111	01/30/2025
	Total 11701:				118.44	.00	118.44		
12074	WingNutz Bar and Grill	1250	Christmas Party 2024 cater	12/20/2024	4,400.00	.00	4,400.00	58003	01/16/2025
	Total 12074:				4,400.00	.00	4,400.00		
12185	Xcel Energy (Main)	53-1025287-	11.2024 utilities-admin	12/01/2024	53.48	.00	53.48	58002	01/30/2025
		53-1025287-	11.2024 utilities-rec	12/01/2024	366.23	.00	366.23	58002	01/30/2025
		53-1025287-	11.2024 utilities-pks	12/01/2024	155.26	.00	155.26	58002	01/30/2025
		53-1025287-	11.2024 utilities-sts	12/01/2024	130.06	.00	130.06	58002	01/30/2025
		53-1025287-	11.2024 utilities-sts lights	12/01/2024	3,806.31	.00	3,806.31	58002	01/30/2025
		53-1025287-	11.2024 utilities-town hall	12/01/2024	53.48	.00	53.48	58002	01/30/2025
		53-1025287-	11.2024 utilities-wtr	12/01/2024	1,684.55	.00	1,684.55	58002	01/30/2025
		53-1025287-	11.2024 utilities-raw water	12/01/2024	160.66-	.00	160.66-	58002	01/30/2025
		53-1025287-	11.2024 utilities-town hall	12/01/2024	53.47	.00	53.47	58002	01/30/2025
		53-1025287-	11.2024 utilities-wwtr	12/01/2024	2,963.45	.00	2,963.45	58002	01/30/2025
		53-1025287-	11.2024 utilities-south utiliti	12/01/2024	114.43	.00	114.43	58002	01/30/2025
		53-1025287-	11.2024 utilities-pks	12/06/2024	45.85	.00	45.85	58002	01/30/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		53-1025287-	11.2024 utilities-sts	12/06/2024	45.85	.00	45.85	58002	01/30/2025
		53-1025287-	11.2024 utilities-wtr	12/06/2024	45.85	.00	45.85	58002	01/30/2025
		53-1025287-	11.2024 utilities-raw water	12/06/2024	453.44	.00	453.44	58002	01/30/2025
		53-1025287-	11.2024 utilities-wwtr	12/06/2024	45.85	.00	45.85	58002	01/30/2025
		53-1025287-	12.2024 utilities-admin	12/26/2024	136.37	.00	136.37	58002	01/30/2025
		53-1025287-	12.2024 utilities-rec	12/26/2024	580.63	.00	580.63	58002	01/30/2025
		53-1025287-	12.2024 utilities-pks	12/26/2024	455.41	.00	455.41	58002	01/30/2025
		53-1025287-	12.2024 utilities-sts	12/26/2024	631.28	.00	631.28	58002	01/30/2025
		53-1025287-	12.2024 utilities-sts lights	12/26/2024	5,529.98	.00	5,529.98	58002	01/30/2025
		53-1025287-	12.2024 utilities-town hall	12/26/2024	136.37	.00	136.37	58002	01/30/2025
		53-1025287-	12.2024 utilities-wtr	12/26/2024	3,211.79	.00	3,211.79	58002	01/30/2025
		53-1025287-	12.2024 utilities-raw water	12/26/2024	526.70	.00	526.70	58002	01/30/2025
		53-1025287-	12.2024 utilities-town hall	12/26/2024	136.36	.00	136.36	58002	01/30/2025
		53-1025287-	12.2024 utilities-wwtr	12/26/2024	5,721.54	.00	5,721.54	58002	01/30/2025
		53-1025287-	12.2024 utilities-south utiliti	12/26/2024	162.00	.00	162.00	58002	01/30/2025
		53-1025287-	01.2025 utilities-admin	01/27/2025	151.69	.00	151.69	58114	01/30/2025
		53-1025287-	01.2025 utilities-rec	01/27/2025	615.26	.00	615.26	58114	01/30/2025
		53-1025287-	01.2025 utilities-pks	01/27/2025	345.98	.00	345.98	58114	01/30/2025
		53-1025287-	01.2025 utilities-sts	01/27/2025	701.12	.00	701.12	58114	01/30/2025
		53-1025287-	01.2025 utilities-sts lights	01/27/2025	5,787.17	.00	5,787.17	58114	01/30/2025
		53-1025287-	01.2025 utilities-town hall	01/27/2025	151.68	.00	151.68	58114	01/30/2025
		53-1025287-	01.2025 utilities-wtr	01/27/2025	3,666.64	.00	3,666.64	58114	01/30/2025
		53-1025287-	01.2025 utilities-raw water	01/27/2025	166.18	.00	166.18	58114	01/30/2025
		53-1025287-	01.2025 utilities-town hall	01/27/2025	151.68	.00	151.68	58114	01/30/2025
		53-1025287-	01.2025 utilities-wwtr	01/27/2025	6,239.46	.00	6,239.46	58114	01/30/2025
		53-1025287-	01.2025 utilities-south utiliti	01/27/2025	202.55	.00	202.55	58114	01/30/2025
Total 12185:					45,264.74	.00	45,264.74		
12186	Xcel Energy (Evidence Bay	53-00136920	12.2024 utilities-Evidence	12/18/2024	74.83	.00	74.83	57998	01/03/2025
		53-00136920	01.2025 utilities-Evidence	01/21/2025	58.62	.00	58.62	58113	01/30/2025
Total 12186:					133.45	.00	133.45		
12187	Xcel Energy (EV)	53-00128848	11.2024 utilities-EV chargin	12/01/2024	197.52	.00	197.52	58112	01/30/2025
		53-00128848	12.2024 utilities-EV chargin	12/18/2024	268.38	.00	268.38	57997	01/03/2025
		53-00128848	01.2025 utilities-EV chargin	01/21/2025	277.73	.00	277.73	58112	01/30/2025
Total 12187:					743.63	.00	743.63		
12188	Xcel Energy (Museum)	53-1116911-8	07.2024 utilities-museum	12/01/2024	122.33-	.00	122.33-	58115	01/30/2025
		53-1116911-8	08.2024 utilities-museum	12/01/2024	17.62	.00	17.62	58115	01/30/2025
		53-1116911-8	09.2024 utilities-museum	12/01/2024	18.52	.00	18.52	58115	01/30/2025
		53-1116911-8	10.2024 utilities-museum	12/01/2024	16.76	.00	16.76	58115	01/30/2025
		53-1116911-8	11.2024 utilities-museum	12/01/2024	60.06	.00	60.06	58115	01/30/2025
		53-1116911-8	12.2024 utilities-museum	12/18/2024	99.74	.00	99.74	58115	01/30/2025
		53-1116911-8	01.2025 utilities-museum	01/21/2025	104.79	.00	104.79	58115	01/30/2025
Total 12188:					195.16	.00	195.16		
12193	Xpress Bill Pay	INV-XPR019	12.2024 cc fees-wtr	12/31/2024	471.91	.00	471.91	1052025	01/03/2025
		INV-XPR019	12.2024 cc fees-w/wtr	12/31/2024	471.92	.00	471.92	1052025	01/03/2025
Total 12193:					943.83	.00	943.83		
12213	Broadvoice	921035	01.2025 phone svc-admin	01/12/2025	439.79	.00	439.79	58011	01/16/2025
		921035	01.2025 phone svc-ps	01/12/2025	175.49	.00	175.49	58011	01/16/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		921035	01.2025 phone svc-rec	01/12/2025	108.00	.00	108.00	58011	01/16/2025
		921035	01.2025 phone svc-pks	01/12/2025	81.00	.00	81.00	58011	01/16/2025
		921035	01.2025 phone svc-sts	01/12/2025	81.00	.00	81.00	58011	01/16/2025
		921035	01.2025 phone svc-wtr	01/12/2025	331.74	.00	331.74	58011	01/16/2025
		921035	01.2025 phone svc-wwtr	01/12/2025	331.74	.00	331.74	58011	01/16/2025
Total 12213:					1,548.76	.00	1,548.76		
12233	Your Parts Haus	668128	oil-sts	01/23/2025	265.46-	.00	265.46-	58116	01/30/2025
		768441	oil and filter w14-wtr	12/13/2024	83.58	.00	83.58	57999	01/03/2025
		768520	cafr bettery-ps	12/13/2024	221.99	.00	221.99	57999	01/03/2025
		768521	battery core return-ps	12/13/2024	18.00-	.00	18.00-	57999	01/03/2025
		768537	battery core refund-ps	12/13/2024	18.00-	.00	18.00-	57999	01/03/2025
		770403	oil-sts	01/07/2025	355.83	.00	355.83	58116	01/30/2025
		771320	battery-pks	01/16/2025	126.28	.00	126.28	58116	01/30/2025
		771324	fuses-sts	01/16/2025	17.74	.00	17.74	58116	01/30/2025
		771959	oil-sts	01/22/2025	37.77	.00	37.77	58116	01/30/2025
		772186	oil-sts	01/24/2025	48.97	.00	48.97	58116	01/30/2025
		907203	air filter-sts	01/07/2025	144.59-				
		907203	air filter-sts	01/07/2025	144.59	.00	.00	58043	Multiple
Total 12233:					590.70	.00	590.70		
12269	Zancanella and Associates,	31489	11.2024 eng acctg and wtr	12/16/2024	2,341.50	.00	2,341.50	58000	01/03/2025
Total 12269:					2,341.50	.00	2,341.50		
12281	Zehren and Associates, Inc	0025175	round-a-bout-phase 1,2,3,4	12/10/2024	2,711.80	.00	2,711.80	58117	01/30/2025
Total 12281:					2,711.80	.00	2,711.80		
12305	Zero Waste USA	743410	dog waste bags-pks	01/03/2025	2,799.80	.00	2,799.80	58118	01/30/2025
Total 12305:					2,799.80	.00	2,799.80		
12374	IronEdge Group	IEG-52241	IT support svcs-b&p	01/01/2025	573.82	.00	573.82	58085	01/30/2025
		IEG-52241	IT support svcs-admin	01/01/2025	683.42	.00	683.42	58085	01/30/2025
		IEG-52241	IT support svcs-ps	01/01/2025	618.95	.00	618.95	58085	01/30/2025
		IEG-52241	IT support svcs-rec	01/01/2025	651.19	.00	651.19	58085	01/30/2025
		IEG-52241	IT support svcs-pks	01/01/2025	573.82	.00	573.82	58085	01/30/2025
		IEG-52241	IT support svcs-sts	01/01/2025	696.32	.00	696.32	58085	01/30/2025
		IEG-52241	IT support svcs-wtr	01/01/2025	1,328.16	.00	1,328.16	58085	01/30/2025
		IEG-52241	IT support svcs-w/wtr	01/01/2025	1,321.72	.00	1,321.72	58085	01/30/2025
Total 12374:					6,447.40	.00	6,447.40		
12449	Holton, Jennifer	TAI CHI 01.1	tai chi 01.13-01.27.2025-re	01/27/2025	225.00	.00	225.00	58083	01/30/2025
		TAI CHI 12.1	tai chi 12.17-12.30.2024-re	12/31/2024	45.00	.00	45.00	57980	01/03/2025
		TAI CHI 12.3	tai chi 12.31-01.13.2025-re	01/13/2025	135.00	.00	135.00	58023	01/16/2025
Total 12449:					405.00	.00	405.00		
12669	An Exquisite Design	1000015064	xmas party center piece-ad	12/19/2024	480.00	.00	480.00	57959	01/03/2025
Total 12669:					480.00	.00	480.00		
12794	Xerox Financial Services	6675858	copier lease & prints-b&p	01/10/2025	87.31	.00	87.31	58042	01/16/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		6675858	copier lease & prints- admi	01/10/2025	87.28	.00	87.28	58042	01/16/2025
		6675858	copier lease & prints-rec	01/10/2025	87.31	.00	87.31	58042	01/16/2025
		6675858	copier lease & prints-water	01/10/2025	87.31	.00	87.31	58042	01/16/2025
		6675858	copier lease & prints-w/wat	01/10/2025	87.31	.00	87.31	58042	01/16/2025
Total 12794:					436.52	.00	436.52		
12854	Shaw, Candice	CHRISTMAS	christmas cinnamon rolls 2	12/31/2024	112.00	.00	112.00	57991	01/03/2025
		LUNCH BUN	lunch bunch 01.06.2025-re	01/13/2025	40.00	.00	40.00	58033	01/16/2025
		LUNCH BUN	lunch bunch 01.20 & 01.27.	01/27/2025	80.00	.00	80.00	58101	01/30/2025
Total 12854:					232.00	.00	232.00		
Grand Totals:					734,480.93	.00	734,480.93		

Report Criteria:

Detail report type printed

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

Fees Due	
Annual Renewal Application Fee	\$ 250
Renewal Fee	\$500
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ \$750

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☒ Paid by check

Uploaded to MoveIt on Date

☐ Paid online

Licensee Name

LAZY BEAR RESTAURANT INC

Doing Business As Name (DBA)

Liquor License Number

03-05618

License Type

Hotel & Restaurant (City)

Sales Tax License Number

30132696

Expiration Date

02/03/2025

Due Date

Business Address

Street Address

285 W Main St

Phone Number

(970) 984-2327

City

New Castle

State ZIP Code

CO

81647

Mailing Address

Street Address

328 Dragonroot Dr

City

New Castle

State ZIP Code

CO

81647

Email

[REDACTED]

Operating Manager

Francisco Vazquez

Date of Birth

[REDACTED]

Home Address

Street Address

[REDACTED]

Phone Number

[REDACTED]

City

New Castle

State ZIP Code

CO

81647

1. Do you have legal possession of the premises at the street address?..... ☒ Yes ☐ No

Are the premises owned or rented? ☐ Owned

*If rented, expiration date of lease

☒ Rented*

08/31/2027

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... ☐ Yes ☒ No
(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?.....

☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

FRANCISCO VAZQUEZ

Title

PRESIDENT

Signature

Date (MM/DD/YY)

01/28/25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

Tax Check Authorization, Waiver, and Request to Release Information

I, FRANCISCO VAZQUEZ

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter
"Waiver") on behalf of

(the "Applicant/Licensee")

LAZY BEAR RESTAURANT INC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

LAZY BEAR RESTAURANT INC

Social Security Number/Tax Identification Number

47-4673816

Home Phone Number

[REDACTED]

Business/Work Phone Number

(970) 984-2327

Street Address

285 W Main St

City

New Castle

State

CO

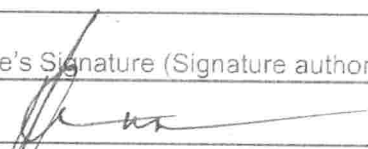
ZIP Code

81647

Printed name of person signing on behalf of the Applicant/Licensee

FRANCISCO VAZQUEZ

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)



Date Signed

01/27/25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).